



# MICHIGAN STRATEGIC FUND

## BOARD MEETING AGENDA

November 9, 2022

9:00am

- I. CALL TO ORDER & ROLL CALL**
- II. PUBLIC COMMENT – PLEASE LIMIT PUBLIC COMMENT TO THREE (3) MINUTES**
- III. COMMUNICATIONS**
- IV. CONSENT AGENDA**
  - a. Proposed Meeting Minutes: October 25, 2022.....2
  - b. JR Automation Technologies, LLC: MBDP Amendment .....22
- V. DEVELOP ATTRACTIVE PLACES**
  - a. City of Lansing: A resolution to approve a Michigan Strategic Fund Performance-based Grant in the amount of \$5 million to construct The Ovation Performing Arts Center. ....31  
*Location: City of Lansing*
  - b. Downtown Detroit Partnership: A resolution to approve a Michigan Strategic Fund Performance-based Grant in the amount of \$2 million for Detroit Place-Based Infrastructure ..... 38  
*Location: City of Detroit*
- VI. ATTRACT, RETAIN AND GROW BUSINESS**
  - a. Michigan Automotive Compressor, Inc: A resolution to approve a five-year 100% State Essential Services Assessment Exemption valued at \$984,000 and a waiver of the Economically Disadvantaged Area requirement. ....42  
*Location: Village of Parma*
  - b. Flint Commerce Center, LLC: A resolution to approve a Michigan Strategic Fund Performance-based loan in the amount of \$8.5 million, with the ability to be forgiven based on specified performance requirements. .... 47  
*Location: City of Flint*
  - c. Mega-Site Strategic Plan: A resolution to approve a statement of work for request for proposals in the amount of up to \$1,500,000 to solicit proposals for the development of a Michigan mega-site strategic plan, authorize the release of a request for proposal, appoint a Joint Evaluation Committee, adopt scoring and evaluation criteria to be used by the Joint Evaluation Committee, and authorize the MSF Fund Manager and the MSF President to identify and execute a final agreement with the successful bidder. .... 56

*\*NOTE:* Hyperlinked bookmarks are included on this page to aid document navigation - click on the project title to access the project memo.

**MICHIGAN STRATEGIC FUND  
APPROVED MEETING MINUTES  
OCTOBER 25, 2022**

**Members Present**

Britany L. Affolter-Caine  
Susan Corbin  
Paul Gentilozzi  
Quentin L. Messer, Jr.

**Members joined remotely**

Rachael Eubanks  
Dimitrius Hutcherson  
Michael B. Kapp (on behalf of Director Ajegba)  
Susan Tellier

**Members Absent**

Ronald W. Beebe  
Charles P. Rothstein  
Cindy Warner

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

Mr. Messer called the meeting to order at 10:00 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 Board members for their continued service on behalf of the State of Michigan, and acknowledged that October is National Women’s Small Business Month to recognize the many achievements of female entrepreneurs and the positive impact they are making on jobs and the economy.

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; there were no public comments.

**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. She noted that a follow-up email was received from Wendy Caldwell-Liddell including two attachments regarding the former proposed AMC headquarters project in Detroit.

Letters were received from House Democratic Leader Donna Lasinski in support of the Chelsea Rockwell, LLC project in the City of Chelsea, State Senator Jon Bumstead in support of the Peterson Farms housing infrastructure project in Shelby Township (Oceana County), and State Senator Dan Lauwers in support of the Magna Electric Vehicle Structures project in the City of St. Clair.

A letter also was received from Jeff Donofrio, President & Chief Executive Officer of Business Leaders for Michigan in support of the Business Marketing Funding Allocation request.

### **MSF Subcommittee Reports**

Ronald W. Beebe, chair of the MSF Finance and Investment Subcommittee, and Cindy Warner, chair of the MSF Policy and Planning Subcommittee, were absent from the meeting. No updates were provided by other members of the subcommittees.

*Britany L. Affolter-Caine, recused from the next item, temporarily left the meeting; a recusal letter is attached to the minutes.*

## **IV. CONSENT AGENDA**

### **Resolution 2022-161 Approval of Consent Agenda Items**

Mr. Messer asked if there were any questions from Board members regarding items under the Consent Agenda. A question was asked about the Bridgewater Interiors MBDP Amendment request. After brief discussion, Paul Gentilozzi motioned for the approval of the following:

- a. Proposed Meeting Minutes: October 5, 2022
- b. 2023 MSF Board Meeting Dates
- c. Bridgewater Interiors: MBDP Amendment – **2022-162**
- d. Bridge and Stocking: MCRP Amendment – **2022-163**
- e. Oliver Towers – MCRP Amendment – **2022-164**
- f. Pre-Seed III Funding: MSU Foundation – Michigan Rise – **2022-165**
- g. MTRAC Life Sciences – University of Michigan: Funding Request – **2022-166**
- h. MTRAC AgBio – Michigan State University: Funding Request – **2022-167**
- i. MTRAC FY2023: Funding Allocation – **2022-168**
- j. T3N Program – University of Michigan: Funding Request – **2022-169**
- k. City of Escanaba 2021: CDBG WRI Amendment – **2022-170**
- l. City of Rogers City 2021: CDBG WRI Amendment – **2022-171**
- m. Industry 4.0 Accelerator Contract – **2022-172**

Michael B. Kapp seconded the motion. **The motion carried: 7 ayes; 0 nays; 1 recused.**

**ROLL CALL VOTE:** Ayes: Susan Corbin, Rachael Eubanks, Paul Gentilozzi, Dimitrius Hutcherson, Michael B. Kapp (on behalf of Director Ajegba, designation attached), Quentin L. Messer, Jr., Susan Tellier; Nays: None; Recused: Britany L. Afolter-Caine

*Britany L. Affolter-Caine rejoined the meeting.*

## **V. DEVELOP ATTRACTIVE PLACES**

- a. **Resolutions 2022-173 & 2022-174 Chelsea Rockwell LLC / County of Washtenaw Brownfield Redevelopment Authority: Michigan Community Revitalization Program Grant and Brownfield Act 381 Work Plan (Rockwell Building Redevelopment)**  
*Paula Holtz, Senior Community Development Manager, provided the Board with information regarding these action items. The actions involve approval of a \$1,500,000 Michigan Community Revitalization Program performance-based grant and state tax capture for Act 381 eligible activities capped at \$239,891 to support a community development project in the City of Chelsea, Washtenaw County. The project is expected to result in total capital investment of \$8,842,179. Following discussion, Britany L. Afolter-Caine motioned for the approval of Resolution 2022-173. Dimitrius Hutcherson seconded the motion. **The motion carried: 8 ayes; 0 nays; 0 recused.***

**ROLL CALL VOTE:** Ayes: Britany L. Afolter-Caine, Susan Corbin, Rachael Eubanks, Paul Gentilozzi, Dimitrius Hutcherson, Michael B. Kapp (on behalf of Director Ajegba, designation attached), Quentin L. Messer, Jr., Susan Tellier; Nays: None; Recused: None

Susan Corbin then motioned for the approval of Resolution 2022-174. Quentin L. Messer, Jr. seconded the motion. **The motion carried: 8 ayes; 0 nays; 0 recused.**

**ROLL CALL VOTE:** Ayes: Britany L. Afolter-Caine, Susan Corbin, Rachael Eubanks, Paul Gentilozzi, Dimitrius Hutcherson, Michael B. Kapp (on behalf of Director Ajegba, designation attached), Quentin L. Messer, Jr., Susan Tellier; Nays: None; Recused: None

b. **Resolution 2022-175 Shelby Township: Community Development Block Grant Program Award (Peterson Farms Housing Infrastructure)**

*Erik Wilford, Senior Business Development Manager, provided the Board with information regarding this action item. The action involves approval of \$2,267,400 in Community Development Block Grant Program funds with up to an additional \$27,000 to provide administrative services to assist with the compliance and administrative requirements of the award to support a workforce housing infrastructure project in Shelby Township, Oceana County. The project is expected to result in total capital investment of up to \$3,194,400.* Following discussion, Quentin L. Messer, Jr. motioned for the approval of Resolution 2022-175. Susan Corbin seconded the motion. **The motion carried: 8 ayes; 0 nays; 0 recused.**

**ROLL CALL VOTE:** Ayes: Britany L. Afolter-Caine, Susan Corbin, Rachael Eubanks, Paul Gentilozzi, Dimitrius Hutcherson, Michael B. Kapp (on behalf of Director Ajegba, designation attached), Quentin L. Messer, Jr., Susan Tellier; Nays: None; Recused: None

*Rachael Eubanks disconnected from the meeting at 10:40 a.m. Andrew Lockwood joined the meeting as her designated representative.*

c. **Resolution 2022-176 Community Development Block Grant (CDBG) Program: Public Gathering Spaces Funding Round Awards**

*Paula Holtz, Senior Community Development Manager, provided the Board with information regarding this action item. The action involves the approval of \$4,805,160 in CDBG Program Coronavirus Aid, Relief and Economic Security (CARES) Act funds with up to an additional \$350,000 to provide administrative services to assist with the compliance and administrative requirements of the awards for seven Public Gathering Spaces projects in the cities of Big Rapids, Ionia, McBain, and Roscommon and the villages of Calumet, Kingsley, and Shelby.* Following discussion, Paul Gentilozzi motioned for the approval of Resolution 2022-176. Quentin L. Messer, Jr. seconded the motion. **The motion carried: 8 ayes; 0 nays; 0 recused.**

**ROLL CALL VOTE:** Ayes: Britany L. Afolter-Caine, Susan Corbin, Paul Gentilozzi, Dimitrius Hutcherson, Michael B. Kapp (on behalf of Director Ajegba, designation attached), Andrew Lockwood (on behalf of Treasurer Eubanks, designation attached), Quentin L. Messer, Jr., Susan Tellier; Nays: None; Recused: None

d. **Resolution 2022-177 Community Development Block Grant (CDBG) Program: Water Related Infrastructure Funding Round Awards**

*Gregory West, Program Manager for the Community Development Block Grant Program, provided the Board with information regarding this action item. The action involves the approval of \$14,777,963 in CDBG funds with up to an additional \$450,000 to provide administrative services to assist with the compliance and administrative requirements of the awards for nine Water Related Infrastructure projects in the cities of Clare, Evart, Dowagiac, Hillsdale, Imlay City, Iron River, Lapeer, Reading, and Reed City.* Following discussion, Quentin L. Messer, Jr. motioned for the approval of Resolution 2022-177. Dimitrius Hutcherson seconded the motion. **The motion carried: 8 ayes; 0 nays; 0 recused.**

**ROLL CALL VOTE:** Ayes: Britany L. Afolter-Caine, Susan Corbin, Paul Gentilozzi, Dimitrius Hutcherson, Michael B. Kapp (on behalf of Director Ajegba, designation attached), Andrew Lockwood (on behalf of Treasurer Eubanks, designation attached), Quentin L. Messer, Jr., Susan Tellier; Nays: None; Recused: None

**VI. ATTRACT, RETAIN AND GROW BUSINESS**

**a. Resolution 2022-178 Magna Seating of America, Inc.: Michigan Business Development Program Grant**

*Jeremy Webb, Interim Managing Director of Business Development Projects, provided the Board with information regarding this action item. The action involves approval of a \$2,900,000 Michigan Business Development Program performance-based grant to support a business development project in the City of Highland Park, Wayne County. The project is expected to result in the creation of up to 490 new jobs and a capital investment of up to \$3,772,000. Following discussion, Quentin L. Messer, Jr. motioned for the approval of Resolution 2022-178. Paul Gentilozzi seconded the motion. **The motion carried: 8 ayes; 0 nays; 0 recused.***

**ROLL CALL VOTE:** Ayes: Britany L. Afolter-Caine, Susan Corbin, Paul Gentilozzi, Dimitrius Hutcherson, Michael B. Kapp (on behalf of Director Ajegba, designation attached), Andrew Lockwood (on behalf of Treasurer Eubanks, designation attached), Quentin L. Messer, Jr., Susan Tellier; Nays: None; Recused: None

**b. Resolutions 2022-179 & 2022-180 Magna Powertrain of America, Inc.: Michigan Business Development Program Grant and Alternative State Essential Services Assessment Exemption**

*Jeremy Webb, Interim Managing Director of Business Development Projects, provided the Board with information regarding these action items. The actions involve approval of a \$1,300,000 Michigan Business Development Program performance-based grant and a 50% Alternative State Essential Services Assessment exemption for up to five years valued at up to \$369,837 to support a business development project in Shelby Charter Township, Macomb County. The project is expected to result in the creation of up to 159 new jobs and a capital investment of up to \$96,178,814. Following discussion, Britany L. Afolter-Caine motioned for the approval of Resolution 2022-179. Quentin L. Messer, Jr. seconded the motion. **The motion carried: 8 ayes; 0 nays; 0 recused.***

**ROLL CALL VOTE:** Ayes: Britany L. Afolter-Caine, Susan Corbin, Paul Gentilozzi, Dimitrius Hutcherson, Michael B. Kapp (on behalf of Director Ajegba, designation attached), Andrew Lockwood (on behalf of Treasurer Eubanks, designation attached), Quentin L. Messer, Jr., Susan Tellier; Nays: None; Recused: None

Paul Gentilozzi then motioned for the approval of Resolution 2022-180. Quentin L. Messer, Jr. seconded the motion. **The motion carried: 8 ayes; 0 nays; 0 recused.**

**ROLL CALL VOTE:** Ayes: Britany L. Afolter-Caine, Susan Corbin, Paul Gentilozzi, Dimitrius Hutcherson, Michael B. Kapp (on behalf of Director Ajegba, designation attached), Andrew Lockwood (on behalf of Treasurer Eubanks, designation attached), Quentin L. Messer, Jr., Susan Tellier; Nays: None; Recused: None

**c. Resolutions 2022-181 & 2022-182 Magna Electric Vehicle Structures – Michigan, Inc.: Michigan Business Development Program Grant Amendment and State Essential Services Assessment Exemption**

*Jeremy Webb, Interim Managing Director of Business Development Projects, provided the Board with information regarding these action items. The actions involve approval of an amendment to*

a previously approved award to increase the grant amount from \$1,500,000 to \$7,500,000 and the qualified new jobs requirement from 304 to 1,224, a 100% State Essential Services Assessment (SESA) exemption for a period of 15 years valued at up to \$6,304,520, and a request to waive the Eligible Distressed Area requirement related to the SESA exemption due to the transformational nature of the project to support a business development project in the City of St. Clair, St. Clair County. In total, the project is expected to result in the creation of up to 920 new jobs and a capital investment of up to \$426,599,000. Following discussion, Britany L. Afolter-Caine motioned for the approval of Resolution 2022-181. Dimitrius Hutcherson seconded the motion. **The motion carried: 8 ayes; 0 nays; 0 recused.**

**ROLL CALL VOTE:** Ayes: Britany L. Afolter-Caine, Susan Corbin, Paul Gentilozzi, Dimitrius Hutcherson, Michael B. Kapp (on behalf of Director Ajegba, designation attached), Andrew Lockwood (on behalf of Treasurer Eubanks, designation attached), Quentin L. Messer, Jr., Susan Tellier; Nays: None; Recused: None

Britany L. Afolter-Caine then motioned for the approval of Resolution 2022-182. Susan Corbin seconded the motion. **The motion carried: 8 ayes; 0 nays; 0 recused.**

**ROLL CALL VOTE:** Ayes: Britany L. Afolter-Caine, Susan Corbin, Paul Gentilozzi, Dimitrius Hutcherson, Michael B. Kapp (on behalf of Director Ajegba, designation attached), Andrew Lockwood (on behalf of Treasurer Eubanks, designation attached), Quentin L. Messer, Jr., Susan Tellier; Nays: None; Recused: None

d. **Resolution 2022-183 VIA Motors International, Inc.: Michigan Business Development Program Grant**

*Matt Chasnis, Senior Business Development Project Manager, provided the Board with information regarding this action item. The action involves approval of a \$2,500,000 Michigan Business Development Program performance-based grant to support a business development project in the City of Auburn Hills, Oakland County. The project is expected to result in the creation of up to 300 new jobs and a capital investment of up to \$12,359,000.* Following discussion, Quentin L. Messer, Jr. motioned for the approval of Resolution 2022-183. Susan Corbin seconded the motion. **The motion carried: 8 ayes; 0 nays; 0 recused.**

**ROLL CALL VOTE:** Ayes: Britany L. Afolter-Caine, Susan Corbin, Paul Gentilozzi, Dimitrius Hutcherson, Michael B. Kapp (on behalf of Director Ajegba, designation attached), Andrew Lockwood (on behalf of Treasurer Eubanks, designation attached), Quentin L. Messer, Jr., Susan Tellier; Nays: None; Recused: None

**VII. MARKET THE STATE**

a. **Resolution 2022-184 Business Marketing: Funding Allocation**

*Michelle Grinnell, Senior Vice President of Marketing and Communications, provided the Board with information regarding this action item. The action involves approval of an allocation of \$10,000,000 from FY 2023 appropriated funding to the MSF's existing contract with Lambert/9th Wonder to support and grow talent by executing a talent marketing campaign to retain and attract talent for in-demand and high-growth occupations statewide.* Following discussion, Paul Gentilozzi motioned for the approval of Resolution 2022-184. Quentin L. Messer, Jr. seconded the motion. **The motion carried: 8 ayes; 0 nays; 0 recused.**

**ROLL CALL VOTE:** Ayes: Britany L. Afolter-Caine, Susan Corbin, Paul Gentilozzi, Dimitrius Hutcherson, Michael B. Kapp (on behalf of Director Ajegba, designation attached), Andrew Lockwood (on behalf of Treasurer Eubanks, designation attached), Quentin L. Messer, Jr., Susan Tellier; Nays: None; Recused: None

**VIII. ADMINISTRATIVE**

a. **Resolution 2022-185 Michigan Manufacturing Technology Center (MMTC): Funding Allocation**

*Colin Dillon, Pure Michigan Business Connect Data & Strategy Manager, provided the Board with information regarding this action item. The action involves approval of an allocation of \$3,050,000 from FY 2023 appropriated funding to MMTC to support Industry 4.0 statewide services and supplier matchmaking services.* Following discussion, Dimitrius Hutcherson motioned for the approval of Resolution 2022-185. Quentin L. Messer, Jr. seconded the motion.  
**The motion carried: 8 ayes; 0 nays; 0 recused**

**ROLL CALL VOTE:** Ayes: Britany L. Afolter-Caine, Susan Corbin, Paul Gentilozzi, Dimitrius Hutcherson, Michael B. Kapp (on behalf of Director Ajegba, designation attached), Andrew Lockwood (on behalf of Treasurer Eubanks, designation attached), Quentin L. Messer, Jr., Susan Tellier; Nays: None; Recused: None

**IX. INFORMATIONAL**

Mr. Messer noted the MSF delegated authority report for the period September 1 to September 30, 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 12:13 p.m.



STATE OF MICHIGAN  
DEPARTMENT OF TRANSPORTATION  
LANSING

GRETCHEN WHITMER  
GOVERNOR

PAUL AJEGBA  
DIRECTOR

February 3, 2020

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 that reads "Paul C. Ajegba".

Paul C. Ajegba, P.E.  
Director

cc: M. Kapp  
Executive File





STATE OF MICHIGAN  
DEPARTMENT OF TREASURY  
LANSING

GRETCHEN WHITMER  
GOVERNOR

RACHAEL EUBANKS  
STATE TREASURER

January 6, 2022

Quentin Messer, Chairman, Michigan Strategic Fund  
Michigan Economic Development Corporation  
300 N. Washington Square  
Lansing, MI 48913

Re: Michigan Strategic Fund Board Meeting Designee for Treasurer Eubanks

Dear Mr. Messer:

I hereby designate Andrew Lockwood to attend all Michigan Strategic Fund meetings that I am unable to attend in 2022.

If you need anything additional, please contact Kara Kabia at (517) 241-2624.

Sincerely,

A handwritten signature in cursive script that reads "Rachael Eubanks".

Rachael Eubanks  
State Treasurer

Cc: Eric Bussis  
Andrew Lockwood



October 25, 2022

Valerie Hoag  
MSF Fund Manager  
MEDC  
300 N. Washington Square  
Lansing, Michigan

Dear Ms. Hoag,

This is to advise that I am recusing myself from voting and excuse myself during the discussion of the consent agenda on the Michigan Strategic Fund Board Meeting Agenda on Tuesday, October 25, 2022.

The reason for my recusal is that I have a potential conflict of interest with respect to the parties involved in the Agenda item.

Sincerely,

A handwritten signature in cursive script that reads 'Britany Affolter-Caine'.

Britany Affolter-Caine  
Executive Director  
Michigan's University Research Corridor

**From:** [Wendy Caldwell-Liddell](#)  
**To:** [Robbie Nguyen](#)  
**Cc:** [Theresa Williams](#); [Carlos Topp](#); [Tim Conder](#); [mauritapointzes@gmail.com](#); [NCook@senate.michigan.gov](#); [Richardson, Larissa](#); [rashida@mail.house.gov](#); [senssantana@senate.michigan.gov](#); [councilmemberdurhal@detroitmi.gov](#); [councilmemberwaters@detroitmi.gov](#); [Katelyn Wilcox \(MEDC\)](#); [jbelanger@degc.org](#); [Marvin Liddell](#); [Joanna.underwood@detroitmi.gov](#); [Santana.hill@detroitmi.gov](#); [herve.leonard@detroitmi.gov](#); [Mark.Payne@detroitmi.gov](#); [britanycaine@urcmich.org](#); [ceairrasanders@gmail.com](#); [councilmembersheffield@detroitmi.gov](#); [councilmembertate@detroitmi.gov](#); [CouncilmemberCalloway@detroitmi.gov](#); [BensonS@detroitmi.gov](#); [councilmemberjohnson@detroitmi.gov](#); [Councilmembergabriela@detroitmi.gov](#); [coleman.young@detroitmi.gov](#); [whiteb@detroitmi.gov](#); [keyontay.humphries@detroitmi.gov](#); [banksc@detroitmi.gov](#); [morenike.christian@detroitmi.gov](#); [gary.gray@detroitmi.gov](#); [kristin.dayag@detroitmi.gov](#); [annivory.calvert@detroitmi.gov](#); [cityclerkhelpdesk@detroitmi.gov](#); [Emberly Vick](#); [earldorsey07@yahoo.com](#); [senjojones@icloud.com](#); [Mdholmes624@gmail.com](#); [Daytontaylor1@gmail.com](#); [kaniaphillips625@gmail.com](#)  
**Subject:** Re: AMC Project Discussion  
**Date:** Tuesday, October 18, 2022 1:47:40 PM  
**Attachments:** [CAC North Letter .pdf](#)  
[AMC HIGH EXPOSURE ZONES.pdf](#)

---

Hi Robbie,

Thank you for providing this information. However, impacted residents are not interested in discussing state law with Northpoint and ERG. We are fully aware of the state law and the analysis provided in the ERG report. It is not my opinion or the opinion of the residents that this information is insufficient. It is a fact, given that this is not what we have asked Northpoint to provide. We have repeatedly provided information regarding the negative implications of Michigan's environmental laws for neighborhoods like ours where the majority of residents are low income, Black households with children and elders. We are aware of the laws and the fact these laws do little to nothing to protect public health. As shared in previous communications, we are looking to have a conversation with Northpoint about your intention to be a good steward of our community and tax dollars by remediating the negative health and environmental impacts that will be primarily associated with diesel truck pollution during the construction phase of this project. Is Northpoint willing to have a conversation with the community regarding negative environmental impacts and options for appropriate resolutions and programming to mitigate these impacts?

I am attaching to this email,

1. A letter signed by the District 7 Community Advisory Council, CAC on Thursday, September 29 supporting the environmental justice concerns and demands at AMC.
2. A map showing the High Exposure Zones of residents most impacted by diesel truck pollution and on site activities post-construction.

Given the growing concern in District 7 about the negative environmental impact associated with this project, I hope that Northpoint is willing to have a conversation with the community regarding environmental justice and provide the appropriate resolutions and programming to mitigate your negative impacts.

Lastly, in the interest of transparency, I want to be sure that all the necessary stakeholders and interested residents who care about what happens with this process are in the loop on these communications. As such, I am cc'ing the original stakeholders on this response for their information - Our Detroit City Council Members and Staff, DEGC Representatives, MEDC MSF Board, District 7 Community Advisory Council, and AMC Impacted Residents. Thank you!

-Wendy

On Wed, Oct 12, 2022 at 2:02 PM Robbie Nguyen <[rnguyen@northpointkc.com](mailto:rnguyen@northpointkc.com)> wrote:  
Hey Wendy,

I'm welcome to your feedback on this but my thought was that this meeting would revolve around the most recent response and the two primary reasons you listed. This would allow the opportunity for you to raise concerns directly with the 3rd party consultant and what is deemed insufficient. Some of your concerns cannot be directly answered by NP or ERG since we cannot control who is falsifying their emissions data. We are also the developer and not the end user, so it would be upon the end user to make sure they are in accordance with federal and state law.

Thanks,  
**Robbie Nguyen**  
Development Manager

C 513.578.2907   
[www.BeyondTheContract.com](http://www.BeyondTheContract.com)

---

2111 Woodward Avenue #1100 | Detroit, MI 48201

[View Privacy Policy](#)

On Mon, Oct 10, 2022 at 10:51 AM Wendy Caldwell-Liddell <[wmcliddell@gmail.com](mailto:wmcliddell@gmail.com)> wrote:

Hi Robbie,

Thank you for reaching out and coordinating. Before setting a meeting date, I would like to get a copy of your proposed agenda. Can you please send this over when you get a chance?

On Mon, Oct 10, 2022 at 10:50 AM Robbie Nguyen <[rnguyen@northpointkc.com](mailto:rnguyen@northpointkc.com)> wrote:

Good morning Wendy,

I hope you had a great weekend! Our consultant at ERG had surgery this past Friday and will be out this week. Do you have availability the week of 10/17 and if so, could you communicate what times and dates work best for you?

Thanks,  
**Robbie Nguyen**  
Development Manager

C 513.578.2907   
[www.BeyondTheContract.com](http://www.BeyondTheContract.com)

---

[2111 Woodward Avenue #1100 | Detroit, MI 48201](#)

[View Privacy Policy](#)

--  
Wendy Caldwell-Liddell  
Cell: 313 - 296 - 5500

Personal: [wmcliddell@gmail.com](mailto:wmcliddell@gmail.com)  
Business: [wendy@d-src.com](mailto:wendy@d-src.com)

--

Wendy Caldwell-Liddell

Cell: 313 - 296 - 5500

Personal: [wmcliddell@gmail.com](mailto:wmcliddell@gmail.com)

Business: [wendy@d-src.com](mailto:wendy@d-src.com)

September 29, 2022



To: Councilmember Mary Waters

CC: Honorable Detroit City Council

RE: Environmental Justice for AMC Impacted Residents

Dear Councilwoman Mary Waters,

The Community Advisory Council is sending this letter on behalf of AMC Impacted residents to thank you for your commitment to ensuring environmental justice around the AMC project and to support the community's ask for Northpoint Development at AMC to provide:

"Funding for programming to support the installation of high efficiency furnace filters, HVAC system filters, and/or HVAC system upgrades to the existing air filters in resident's furnaces or central HVAC systems to improve indoor air quality and filter out pollutants specifically in the homes of residents who live in "High Exposure Zones."

and

"To support the most at-risk residents, design the program to include window upgrades and replacements for all homes with window air infiltration leaks."

On 6/20, 6/28, 8/1, and 8/22, AMC Impacted residents sent letters to the City of Detroit, the DEGC, Northpoint Development, and the MEDC's MSF Board respectively asking to secure:

A comprehensive, environmental, health impact assessment and report; and

Use the information provided in the environmental and health assessment(s) to guide requirements for off-site mitigation and ultimately ensure environmental justice. In response to Northpoint's inaction on the environmental and health impact analysis, residents have completed research independently, using as much data at their disposal to outline the appropriate environmental mitigations for AMC provided the extent and magnitude of Northpoint's industrial construction operations in one of District 7's most at-risk residential communities.

Based on the scientific analysis completed by residents using industry data, EPA data, and industry best practices with regard to air quality remediation for industrial facilities like AMC - where ~868 new diesel trucks and ~1,294 passenger cars will be added this community each day through construction activities - residents have come away with a sound environmental

justice request. That is the aforementioned HVAC and furnace filters as well as window treatments where necessary.

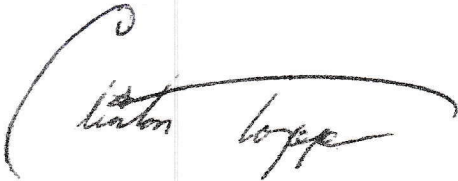
With this letter, the Community Advisory Council would also like to uplift the following items provided by residents to support the environmental justice demand:

- The attached map and environmental impact area boundary lines - illustrating which residents are located in "High Exposure Zones"
- A direct link to an EPA guide on HVAC filters for homes affected by air pollution. [Click here to view the EPA's guide on Air Filters](#). If this link is broken, you can copy and paste the following link into your browser:  
[https://www.epa.gov/sites/default/files/2018-07/documents/guide\\_to\\_air\\_cleaners\\_in\\_the\\_home\\_2nd\\_edition.pdf](https://www.epa.gov/sites/default/files/2018-07/documents/guide_to_air_cleaners_in_the_home_2nd_edition.pdf)

The Community Advisory Council is in full agreement with the commitment made by Councilwoman Mary Waters's office to support resident's environmental justice concerns and would love to partner with your office to see this commitment through. Thank you.

District 7 Community Advisory Council

Sincerely,

A handwritten signature in black ink that reads "Clinton C. Topp". The signature is written in a cursive style with a large, sweeping flourish at the beginning.

Clinton C. Topp, President  
Community Advisory Council District 7



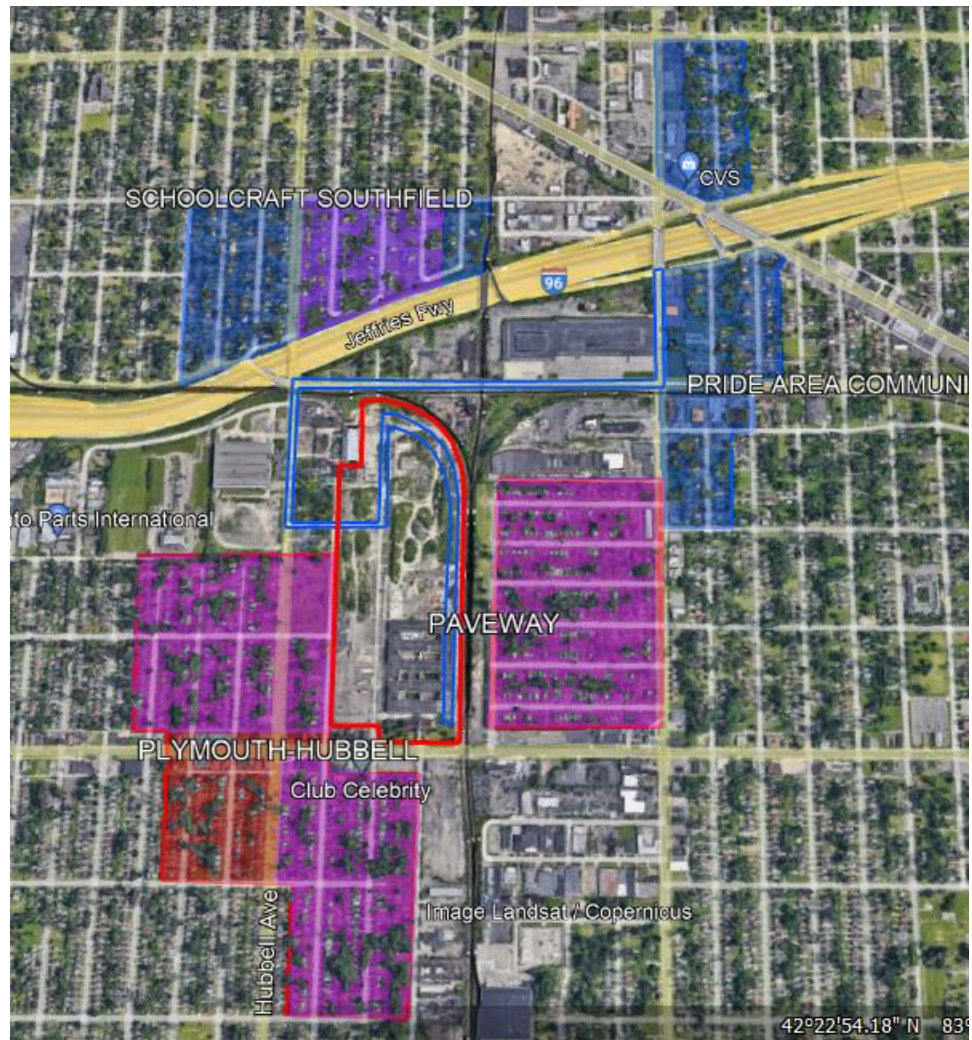
## AMC HIGH EXPOSURE POLLUTION ZONES

What the data says about proximity to roadways serving truck traffic and pollution exposure:






- The Health Effects Institute Panel identify the high exposure zone within a range of up to 300–500 m from a highway or a major road.
- EPA Research findings indicate that roadways generally influence air quality within “high exposure zones”. That is, those within a few hundred meters – about 500-600 feet downwind from the vicinity of heavily traveled roadways or along corridors with significant trucking traffic or rail activities.

Based on this data and information, we calculated the “high exposure zones” (HEZ) around the AMC site using an average of the downwind radius of

1,760 feet and a windward radius of 660 feet from both the truck routes and the site. With this, the HEZ around the AMC averages 1,210 feet or 0.23 miles from the mobile pollution (truck routes) and/or point pollution (the AMC site itself) depending on the wind direction on any given day. Red and Blue shaded boundaries indicated in the area below illustrate households and areas located within this average high exposure zone surrounding AMC.



### Legend

-  AMC Truck Traffic Routes
-  AMC Property Lines/Parcel Boundary
-  Truck Traffic “High Exposure Zones” – Blocks within ~0.23 miles
-  AMC Site “High Exposure Zones” – Blocks within ~0.23 miles
-  Overlapping High Exposure Zones - Point Pollution and Mobile Pollution within ~0.23 miles





52ND DISTRICT  
STATE CAPITOL  
P.O. BOX 30014  
LANSING, MI 48909-7514

MICHIGAN HOUSE OF REPRESENTATIVES

HOUSE DEMOCRATIC LEADER  
**DONNA LASINSKI**

PHONE: (517) 373-0828  
FAX: (517) 373-5783  
DonnaLasinski@house.mi.gov

October 21, 2022

Quentin L. Messer, Jr.  
Chair, Chief Executive & Economic Competitiveness Officer  
Michigan Economic Development Corporation  
300 N. Washington Square  
Lansing, MI 48913

Dear Quentin L. Messer, Jr.,

As the State Representative for Michigan's 52nd House District, I am writing to express my support for Chelsea Rockwell LLC to receive a Michigan Community Revitalization Program grant and for the Washtenaw County Brownfield Redevelopment Authority to receive a Brownfield State Tax for the community development project in the City of Chelsea. The funding will allow for the rehabilitation of a prominent building in the Chelsea community and create 51 new residential housing units.

Chelsea Rockwell LLC has created a plan to renew a historical building in Chelsea's Commercial Historic District and create new housing for our community. This project will bring new capital investments to Chelsea of roughly \$8,842,179, which is outstanding for the community and will help improve the economic growth of the city and its residents. The completion of this project will further improve the lives of residents through new housing and economic opportunities.

I am confident that Chelsea Rockwell LLC and the Washtenaw County Redevelopment Authority will work together toward responsible implementation of these funds.

Once again, I am expressing my support for Chelsea Rockwell LLC and the Washtenaw County Redevelopment Authority to receive these grants from the Michigan Strategic Fund, as it will greatly benefit the residents and the surrounding community.

Sincerely,

Donna Lasinski  
House Democratic Leader  
52nd District State Representative





**JON BUMSTEAD**

34TH DISTRICT

P.O. BOX 30036

LANSING, MI 48909-7536

PHONE: (517) 373-1635

FAX: (517) 373-3300

[senjbumstead@senate.michigan.gov](mailto:senjbumstead@senate.michigan.gov)

**THE SENATE  
STATE OF MICHIGAN**

October 24, 2022

Michigan Economic Development Corporation  
ATTN: Chair Quentin Messer Jr.  
300 N. Washington Sq.  
Lansing, MI 48913

Dear Chair Messer,

This letter is written in support of the housing infrastructure project in Shelby Township, Oceana County as they request grant funding under the Community Development Block Grant (CDBG).

Peterson Farms in Oceana County plays a vital economic role in West Michigan with 1,060 full-time employees. This farm has a large impact on the community and is a model for farms in the Midwest. If the funding requested is received it will have a lasting impact on not only the farm but the employees and evidently the community.

Currently, in Oceana county there is a lack of affordable housing, to ensure that employees can still live in the area, Peterson Farms took it upon themselves to construct nine apartment buildings to house employees in a convenient area. Funding under the CDBG will finalize the construction and allow employees and their families to benefit. Funding will go toward the installation of a 2.71-mile water main extension from the Village of Shelby to mitigate the risk of contamination from the apartment's current well system.

As decided by the Michigan Strategic Fund there is a potential to have a lasting future for this large regional employer as well as continued community success in Oceana County.

In addition to many others that have supported this project, I would like to add my support and ask that you approve the funding for the Peterson Farms and Oceana County's Shelby Township Housing infrastructure project. If you have any questions or concerns, please feel free to contact my office by phone at (866) 305-2134 or by email at [SenJBumstead@senate.michigan.gov](mailto:SenJBumstead@senate.michigan.gov).

Best regards,

Jon Bumstead  
State Senator  
Michigan Senate District 34



MICHIGAN STATE SENATE  
**Dan Lauwers**  
MAJORITY FLOOR LEADER

October 20, 2022

Quentin L. Messer, Jr.  
Chairperson  
Michigan Strategic Fund Board  
300 N. Washington Square  
Lansing, MI 48913

Dear Chairperson Messer:

I am writing to offer my full support of the Magna Electric Vehicle Structures-Michigan, Inc. grant application.

This important project, a planned expansion of their current location in the City of St. Clair, will provide an exciting growth opportunity for the region by continuing to be a part of the electric vehicle industry with its manufacturing of complex battery enclosures for electric vehicles produced in Michigan and Ohio. Magna Electric Vehicle Structures – Michigan, Inc. has proven to be a successful business and is committed to providing quality jobs. This grant would support the company's expansion, while providing more than \$426 million in regional investment and over 920 well-paying jobs in various roles.

The City of St. Clair and the surrounding communities are eagerly anticipating this project and its expected impact on the local economy. Knowing the benefits this project would provide for the people of the 25th District, I enthusiastically support the Magna Electric Vehicle Structures-Michigan, Inc. expansion project.

Thank you for your time and consideration of my support.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Dan Lauwers', written over a light blue background.

Dan Lauwers  
State Senator, 25th District

October 24, 2022

Mr. Quentin L. Messer, Jr.  
Chairperson and President  
Michigan Strategic Fund  
300 North Washington Square  
Lansing, MI 48913

Dear Quentin:

Business Leaders for Michigan strongly supports funding for a marketing campaign focused on retaining and attracting talent for in-demand and high-growth occupations. The availability of high-quality talent will determine whether Michigan becomes a top state for economic growth. With 84% of our member companies expecting to have trouble filling jobs, we can't afford to wait. If we care about Michigan's future, we need to make sure Michigan retains more of its workforce, particularly those graduating from our four-year universities, and attracts entrepreneurs and professionals looking to advance their careers and enjoy a good quality of life.

The need for such a campaign is great:

- While our state's population is projected to grow slightly, Michigan is projected to lose over 100,000 working aged individuals (ages of 20-64) between 2020 and 2030, according to the Michigan Department of Technology, Management and Budget projections.
- Between 2016 and 2019, Michigan lost an average of about 6,000 workers a year to other states. While this improved in 2020 and 2021, we are still a net exporter of talent.
- In the last 10 years, 62,000 Michiganders moved to Chicago alone, including 42,000 under the age of 34.

A strategic, long-term advertising and marketing campaign is necessary to draw talent to Michigan and start to reverse these trends. Combined with regional initiatives and other attraction and retention efforts, there is considerable potential to grow our workforce during a time when many workers are reconsidering where they want to live.

States we compete with have been engaging in this type of talent marketing for years. Ohio recently allocated \$50 million for a similar campaign and is aggressively recruiting job seekers to fill existing opportunities. In 2018, Wisconsin funded a \$7.8 million campaign targeted to veterans and Chicago millennials with messaging around shorter commutes and outdoor activities.

The Pure Michigan travel and leisure campaign has been amongst the most successful in the country, bringing millions of visitors to our state and enhancing our reputation. Allocating \$10 million to a Pure Michigan for Talent campaign will not just help Michigan attract more people but help bring jobs to our state in growing and diverse industries.

Sincerely,

A handwritten signature in dark ink, appearing to read "Jeff Donofrio". The signature is fluid and cursive, with the first name "Jeff" and last name "Donofrio" clearly distinguishable.

Jeff Donofrio  
President and Chief Executive Officer  
Business Leaders for Michigan



**MEMORANDUM**

**Date:** November 9, 2022

**To:** Michigan Strategic Fund (“MSF”) Board Members

**From:** Sara Bishop, Business Development Project Manager

**Subject:** Grant Amendment Request  
Michigan Business Development Program (“MBDP”)  
JR Automation Technologies, LLC (“Company”)

---

**Request**

This is a request from the Company to amend the MBDP Incentive Agreement (“the Agreement”) to allow the Company to extend the hiring of the 140 Qualified New Jobs to not just the Project Location defined as 40 E. 64<sup>th</sup> Street, Holland, MI 49423; but to also allow the Company to hire the 140 Qualified New Jobs on a statewide basis including its ten other Michigan locations. The Company is also requesting the milestones for incentive disbursement to be based on a two-year period instead of three-years. All other aspects of the Agreement will remain the same (the “MBDP Amendment Request”).

**Background**

On May 24, 2022, the MSF Board approved a \$2,250,000 award for the Company under the MBDP. The Company proposed to lease a new facility in the city of Holland which would result in the creation of 140 Qualified New Jobs and \$9,900,000 in capital investment. In addition to MSF support, the city of Holland has approved a real property tax abatement in support of the project.

The Company is requesting an amendment to the Agreement to include all its Michigan locations as it pertains to new job creation for the 140 Qualified New Jobs. The Company leases locations across the state of Michigan to support various business units. The Company’s work, at its core, is project based; therefore, teams need the flexibility to work across facilities to create the best outcome for its customers. The ability to grow in the state of Michigan is driven by expanding the real estate footprint, allowing business units to shift and grow throughout the portfolio to meet capacity demands. This project allows for the Company to relocate its machining and fabrication business, double its footprint, and will result in the premier machining and fabrication facility in the state. The expansion in the state allows the Company to integrate further vertically creating a strategic competitive advantage in a fast-growing market. As a result of this project and the new facility, job creation will be necessary at several locations across the state. The Company has had previous projects which have received incentive support and those projects also included multiple project locations in Michigan as the proposed amendment describes.

At this time, the Company has executed the lease at the Project Location, 40 E. 64<sup>th</sup> Street, Holland, and fully anticipates hiring the 140 Qualified New Jobs by June 30, 2025, across the state of Michigan. Subsequently, the Company has fallen below its base employment of 1,227 employees due to the difficulty of hiring in a tight labor market; therefore, the Company is now requesting incentive disbursement for its lease execution on June 30, 2024, changing the milestone period from three years to two years.

### **Company Background**

Founded in 1980, the Company has designed and built the right solutions to fit customers' needs for decades. Innovative solutions and strong reputation caught the attention of investors, and the Company was sold to Huizenga Group in 1995. Over the next two decades, the Company invested in cutting-edge technology, cementing its leadership in factory automation and system integration. Facilities were added in Michigan and South Carolina and the Company developed the business unit structure that would come to define its current culture. In 2017, the Company expanded through strategic acquisitions across North America, Europe, and Asia. The Company was acquired by Hitachi, Ltd. in 2019, setting the stage for more business growth. The acquisition paired the Company's global strengths in robotic system integration with Hitachi's deep skill sets in artificial intelligence and IoT technologies for manufacturing. In 2021, the Company merged its family of companies into a single global-caliber automation provider to offer innovative solutions and areas of expertise. The Company has 27 manufacturing facilities and over 2,000 dedicated teammates across the globe and continues to grow. In Michigan, the Company has 1,227 employees.

### **Recommendation**

MEDC Staff recommends approval of the MBDP Amendment Request, as outlined in the attached resolution.

**MICHIGAN STRATEGIC FUND**

**RESOLUTION  
2022-187**

**APPROVAL OF A MICHIGAN BUSINESS DEVELOPMENT PROGRAM  
GRANT AMENDMENT FOR  
JR AUTOMATION TECHNOLOGIES, LLC**

**WHEREAS**, the Michigan legislature passed legislation establishing the 21<sup>st</sup> Century Jobs Trust Fund initiative that was signed into law;

**WHEREAS**, the Michigan Economic Development Corporation (the “MEDC”) provides administrative services to the Michigan Strategic Fund (the “MSF”) for 21<sup>st</sup> Century Jobs Trust Fund programs;

**WHEREAS**, pursuant to MCL 125.2088r, the MSF shall create and operate the Michigan Business Development Program (the “MBDP”) to provide grants, loans and other economic assistance to qualified businesses that make qualified investments or provide qualified new jobs in Michigan;

**WHEREAS**, on December 21, 2011, by Resolution 2011-184, the MSF Board (i) created the MBDP, and (ii) adopted the guidelines for the MBDP, as later amended on December 8, 2020, by Resolution 2020-146 (the “Guidelines”);

**WHEREAS**, pursuant to SFCR 125.2088r-1 (the “Delegation”), the MSF Board approved the MSF Fund Manager or the MSF President to negotiate the terms and conditions and execute all final documents necessary to effectuate awards and decisions approved under the MBDP in accordance with the Guidelines;

**WHEREAS**, the MSF Act, MCL 125.2001 et seq. and the Delegation require that MBDP awards over \$1 million must be approved by the MSF Board;

**WHEREAS**, the MSF Board approved a \$2,250,000 MBDP performance-based grant on May 24, 2022, for JR Automation Technologies, LLC (the “Company”) which would result in the creation of 140 Qualified New Jobs and \$9,900,000 in capital investment in the city of Holland (the “Award”);

**WHEREAS**, the Company requests that the MSF Board approve an amendment to the Award to extend Qualified New Job creation on a statewide basis in accordance with the term sheet attached as Exhibit A (the “MBDP Amendment Request”);

**WHEREAS**, the MEDC recommends approval of the MBDP Amendment Request; and

**WHEREAS**, the MSF Board wishes to approve the MBDP Amendment Request.



**NOW, THEREFORE, BE IT RESOLVED**, the MSF Board approves the MBDP Amendment Request.

Ayes: Britany L. Affolter-Caine, Ronald W. Beebe, Susan Corbin, Rachael Eubanks, Dimitrius Hutcherson, Michael B. Kapp (on behalf of Director Ajegba, designation attached), Quentin L. Messer, Jr., Charles P. Rothstein, Susan Tellier, Cindy Warner

Nays: None

Recused: None

Lansing, Michigan  
November 9, 2022



**EXHIBIT A  
MICHIGAN BUSINESS DEVELOPMENT PROGRAM  
Performance Based Incentive - Term Sheet - Summary**

---

The following is a summary of the highlights of the project and basic terms for which the Company desires grant support from the Michigan Strategic Fund (“MSF”) under the Michigan Business Development Program (“MBDP”).

**Date: October 25, 2022**

<b>Company Name:</b>	JR Automation Technologies, LLC and/or its affiliates and subsidiaries.
<b>Project Location:</b>	40 E. 64 <sup>th</sup> Street Holland, MI 49423
<b>MBDP Incentive Type:</b>	Performance Based Grant
<b>Maximum Amount of MBDP Incentive:</b>	Up to \$2,250,000
<b>Base Employment Level:</b>	At least 1,227, at the time of first disbursement of funds and thereafter
<b>Maximum Number of Qualified New Jobs (“QNJ”):</b>	Up to 140 Full-Time Jobs in Michigan
<b>Municipality Supporting Project:</b>	The City of Holland has agreed to provide staff, financial or economic assistance in support of the project.
<b>Start Date for Measurement of Creation of Qualified New Jobs:</b>	May 24, 2022 (Date of Original MSF Approval)
<b>Term of the Agreement:</b>	<b>December 31, 2025</b>
<b>Milestone Based Incentive:</b>	Disbursements will be made over a two-year period, and each are contingent upon compliance with the Agreement and performance based on job creation, as follows: \$1,000,000 upon demonstration of signing a 5-year lease with two 5-year extension options for the facility located at 40 E. 64 <sup>th</sup> Street, Holland, MI 49423. \$8,928.57 per QNJ for the creation of a minimum of 25 jobs up to a maximum of 70 jobs. \$8,928.57 per QNJ for the creation of a minimum of 71 jobs up to a maximum of 140 jobs.

*The detailed numbers, and statutorily required repayment and reporting provisions, will be reflected in the subsequent transaction documents.*

**Acknowledged as received by:**

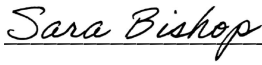
JR Automation Technologies, LLC

By: 

Printed Name: Craig Ulrich

Its: Chief Executive Officer

Michigan Economic Development Corporation

By: 

Printed Name: Sara Bishop

Its: BDPM



STATE OF MICHIGAN  
DEPARTMENT OF TRANSPORTATION  
LANSING

GRETCHEN WHITMER  
GOVERNOR

PAUL AJEGBA  
DIRECTOR

February 3, 2020

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 that reads "Paul C. Ajegba".

Paul C. Ajegba, P.E.  
Director

cc: M. Kapp  
Executive File

**MICHIGAN STRATEGIC FUND**

**RESOLUTION  
2022-186**

**APPROVAL OF THE NOVEMBER 9, 2022 CONSENT AGENDA  
FOR THE MICHIGAN STRATEGIC FUND BOARD**

**WHEREAS**, on February 25, 2014, Michigan Strategic Fund (“MSF”) approved use of consent agendas at MSF Board meetings, pursuant to defined consent agenda guidelines;

**WHEREAS**, on February 25, 2014, the MSF Board approved Guidelines for Preparation and Approval of Consent Agendas for the MSF, which were subsequently revised by the MSF Board on December 19, 2017 (the “Consent Agenda Guidelines”)

**WHEREAS**, the Michigan Economic Development Corporation (“MEDC”) provides administrative services to the Michigan Strategic Fund (“MSF”); and

**WHEREAS**, pursuant to the recommendation of the MEDC, the MSF Board wishes to approve the Consent Agenda items listed below.

**NOW, THEREFORE, BE IT RESOLVED**, the MSF approves the Consent Agenda items listed below and identified in the final Consent Agenda for this Board meeting:

Consent Agenda Items:

- a. Proposed Meeting Minutes: October 25, 2022
- b. JR Automation Technologies LLC: MBDP Amendment

Ayes: Britany L. Affolter-Caine, Ronald W. Beebe, Susan Corbin, Rachael Eubanks, Dimitrius Hutcherson, Michael B. Kapp (on behalf of Director Ajegba, designation attached), Quentin L. Messer, Jr., Charles P. Rothstein, Susan Tellier, Cindy Warner

Nays: None

Recused: None

Lansing, Michigan  
November 9, 2022



STATE OF MICHIGAN  
DEPARTMENT OF TRANSPORTATION  
LANSING

GRETCHEN WHITMER  
GOVERNOR

PAUL AJEGBA  
DIRECTOR

February 3, 2020

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 that reads "Paul C. Ajegba".

Paul C. Ajegba, P.E.  
Director

cc: M. Kapp  
Executive File



## MEMORANDUM

**Date:** November 9, 2022

**To:** Michigan Strategic Fund Board

**From:** Lori Mullins, Managing Director, Community Development Incentives  
Rachel Elsinga, Community Development Manager

**Subject:** City of Lansing – Place-based Infrastructure Grant –Request for Approval of a Michigan Strategic Fund (MSF) Performance-based Grant - Ovation Performing Arts Center

---

### Request

The City of Lansing (the “City”) is requesting a \$5 million MSF Performance-Based Grant under MCL 125.2088b(2)(c) of the MSF Act, based on performance requirements, as outlined on the term sheet attached to the resolution (the “MSF Grant Request”).

The MSF Grant Request will be used by the City to construct The Ovation Performing Arts Center (the “Arts Center”) – a \$17.5 million, two-story, 49,000 square foot facility on nearly an acre of vacant and underutilized property located within the heart of downtown Lansing.

### Background

Planning for the Arts Center, to be located at 500 and 520 S. Washington Avenue in downtown Lansing, adjacent to and on the same block as the Lake Trust site, has been in the works for many years and was a key priority of the City’s “Design Lansing” comprehensive plan: focused on ways to bring vitality and economic investment and sustainability to downtown Lansing. The proposed public facility will increase the value of all properties in the downtown, enhancing the overall economic health and investment potential of the area. For example, adding this cultural asset with evening performances will help downtown restaurants to be more viable especially in the evenings which will enhance the desirability of the downtown as a place to live, bringing more residents and 24-hour vibrancy to the community. Attracting residents is also important to the City and state’s talent attraction efforts as there are new business investments being made nearby such as the expansion of Neogen Corporation, which will result in 77 new jobs while retaining 350 jobs and development of the Ultium high-volume battery cell manufacturing facility in the City and Delta Township that will create 1,700 jobs.

AMS Planning & Research studies have concluded that the Arts Center’s main stage capacity of approximately 2,000 patrons, fits a venue size that is a niche market not currently existing within the Detroit-Lansing-Grand Rapids corridor. AMS studies also estimate ongoing operations and audience spending from approximately 190,000 annual visitors will generate \$12.5 million in the local economy, creating 159 total full-time equivalent jobs and generating \$904,000 in taxes and fees for local governments. The project’s capital stack includes \$2.75 million in state and federal grants, \$8.5 million in local revenue bonds repayable with Public, Education and Government (PEG) fees, and \$250,000 to-date in private donor funding.

With MSF support, the City plans to start construction in 2023 and open the Arts Center in 2025.

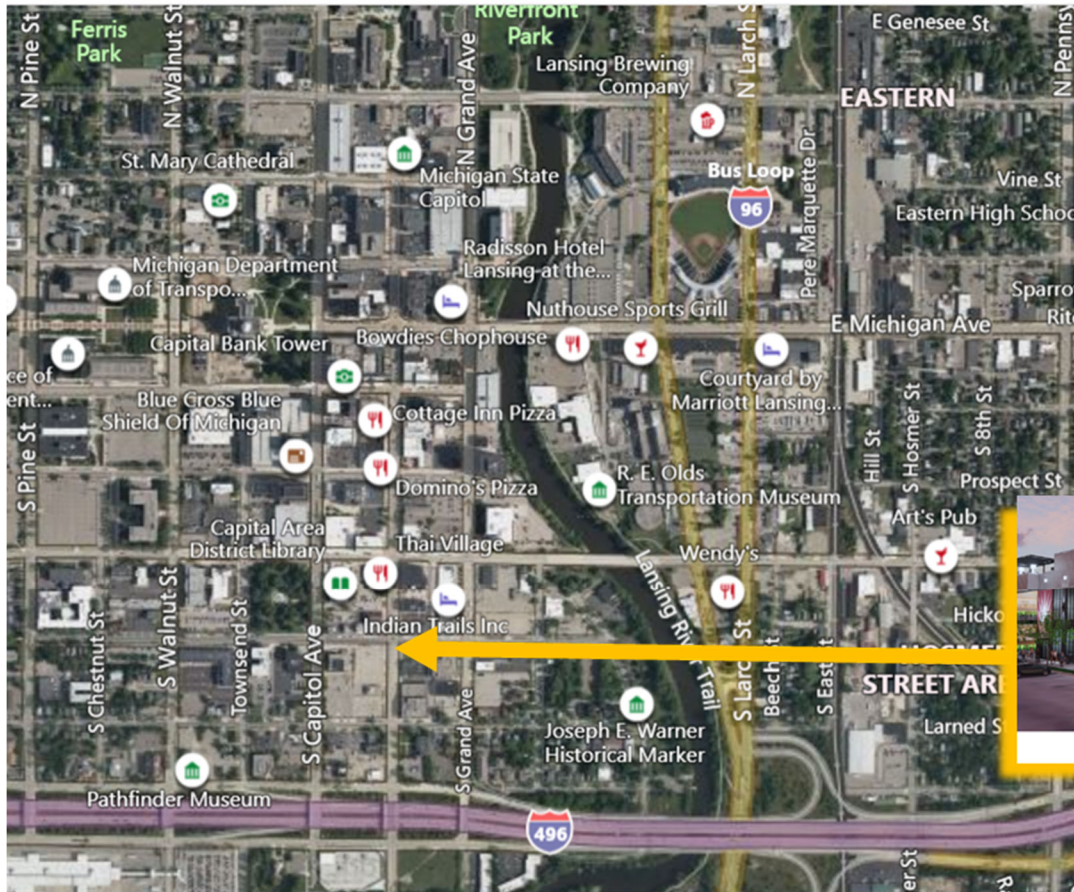
**Appendix A** includes the project map and renderings.

**Recommendation**

MEDC Staff recommends approval of the transfer of \$5 million from the MCRP program to be awarded as an MSF Performance-Based Grant to the City to support the development of the Arts Center that will serve as a catalytic economic driver for downtown Lansing and the Lansing region.



## APPENDIX A – Project Map and Renderings



THE OVATION



THE OVATION  
 #21.086 10.05.2022  
 (LOW RESOLUTION IMAGE)



THE OVATION  
 #21.086 10.05.2022  
 (LOW RESOLUTION IMAGE)



**MICHIGAN STRATEGIC FUND**

**RESOLUTION  
2022-188**

**CITY OF LANSING GRANT AWARD**

**WHEREAS**, the Michigan legislature enacted the Michigan Strategic Fund Act, MCL 125.2001 et. seq., (the “MSF Act”) to enable the Michigan Strategic Fund (the “MSF”) to provide incentives in the form of grants, loans and other economic assistance for the development and improvement of Michigan’s economy, including through blight removal and job creation;

**WHEREAS**, the Michigan Economic Development Corporation (the “MEDC”) provides administrative services to the MSF;

**WHEREAS**, pursuant to MCL 125.2088b(2)(c), funds appropriated to the MSF for purposes of carrying out the MSF Act shall be expended or invested for activities authorized under the MSF Act, as long as those activities provide for repayment for breach of the written agreement or the failure to meet measurable outcomes;

**WHEREAS**, pursuant to MCL 125.2007(c), the MSF has, among other things, the power to make grants and investments;

**WHEREAS**, on September 27, 2022, the MSF Board allocated \$58,942,251 for Business and Community Development Programs and Activities (the “FY23 Funding Allocation”);

**WHEREAS**, the City of Lansing (the “City”) has requested a \$5 million Performance-Based Grant to develop a performing arts center with a total development cost estimated to be \$17.5 million in downtown Lansing (the “Grant Request”);

**WHEREAS**, the MEDC recommends the MSF Board approve a grant to the City to support the Grant Request with an allocation of \$5,000,000 from the FY23 Funding Allocation in accordance with the term sheet attached here as Exhibit A (the “City of Lansing Grant”); and

**WHEREAS**, the MSF Board wishes to approve the City of Lansing Grant.

**NOW THEREFORE, BE IT RESOLVED**, the MSF Board approves the City of Lansing Grant; and

**BE IT FURTHER RESOLVED**, the MSF Fund Manager is authorized to negotiate the final terms and conditions of the City of Lansing Grant and to execute all documents necessary to effectuate the City of Lansing Grant, consistent with the terms of this Resolution.

Ayes: Britany L. Affolter-Caine, Ronald W. Beebe, Susan Corbin, Rachael Eubanks, Dimitrius Hutcherson, Michael B. Kapp (on behalf of Director Ajegba, designation attached), Quentin L. Messer, Jr., Charles P. Rothstein, Susan Tellier, Cindy Warner

Nays: None

Recused: None

Lansing, Michigan  
November 9, 2022

**EXHIBIT A**

**“Term Sheet”**

**Grant Terms**

<b>MSF Facility:</b>	MSF Performance-based grant
<b>Grantee:</b>	City of Lansing or related entity
<b>Grant Amount:</b>	Not to exceed the lesser of \$5,000,000 or 30% of the total construction costs
<b>Total Capital Investment:</b>	Estimated to be \$17,500,000
<b>Term:</b>	Up to four years
<b>MSF Milestones:</b>	Award is contingent upon the project securing all financing within 18 months of award and completing construction by December of 2026
<b>Disbursement of Funds:</b>	\$5,000,000 to be disbursed from the MSF on a reimbursement basis.



STATE OF MICHIGAN  
DEPARTMENT OF TRANSPORTATION  
LANSING

GRETCHEN WHITMER  
GOVERNOR

PAUL AJEGBA  
DIRECTOR

February 3, 2020

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 that reads "Paul C. Ajegba".

Paul C. Ajegba, P.E.  
Director

cc: M. Kapp  
Executive File





## MEMORANDUM

**Date:** November 9, 2022

**To:** Michigan Strategic Fund Board

**From:** Jake Winder, Manager, Community Development Incentives

**Subject:** Downtown Detroit Partnership – Pedestrian Infrastructure Upgrades – Request for Approval of a Michigan Strategic Fund (MSF) Performance-Based Grant

---

### **Request**

Downtown Detroit Partnership (the “DDP”) is requesting a \$2 million MSF Performance-Based Grant under MCL 125.2088b(2)(c) of the MSF Act, based on performance requirements, as outlined on the term sheet attached to the resolution (the “MSF Grant Request”).

The MSF Grant request will be used to purchase pedestrian infrastructure equipment and public space improvements that will support equitable access and safety for all patrons at various events in downtown Detroit as well as benefit residents and visitors well into the future.

### **Background**

The DDP is a partner on several events in downtown Detroit that bring patrons from around the world to the area and provide significant revenue to local businesses. These events include the Movement Music Festival, the Ford Fireworks, and most recently, the Detroit Grand Prix, which will be moving to the downtown in 2023. The local economic benefit from the Detroit Grand Prix alone is in excess of \$100 million and a global audience visiting the city annually.

In an effort to guarantee safety and accessibility for all attendees, and to maximize the business-to-business opportunities that arise as a byproduct of these events, the DDP with its partners need specific infrastructure upgrades. These upgrades include five pedestrian bridges that will provide safe crossing spaces over high-traffic streets like Jefferson Avenue and Woodward Avenue, fence posts to cordon specific areas, and safety barricades to protect pedestrians from traffic and events. The DDP will monitor the use of the infrastructure, assessing the long-term connectivity between public spaces and the greater district. In 2012, the DDP completed a public promenade in the State of Michigan right-away connecting the Downtown with the Riverfront. This investment will provide reusable, and movable connections across the State of Michigan right-away on Jefferson Avenue. When this equipment is not in use, it will be stored and maintained by the DDP.

### **Recommendation**

MEDC staff recommends approval of the transfer of \$2 million for the MCRP program for a Performance-Based Grant to the DDP for the purchase of pedestrian-friendly infrastructure that will enhance safety and accessibility for attendees in downtown Detroit.

**MICHIGAN STRATEGIC FUND**

**RESOLUTION  
2022-189**

**DOWNTOWN DETROIT PARTNERSHIP GRANT AWARD**

**WHEREAS**, the Michigan legislature enacted the Michigan Strategic Fund Act, MCL 125.2001 et. seq. (the “MSF Act”, to enable the Michigan Strategic Fund (the “MSF”) to provide incentives in the form of grants, loans and other economic assistance for the development and improvement of Michigan’s economy, including through blight removal and job creation;

**WHEREAS**, the Michigan Economic Development Corporation (the “MEDC”) provides administrative services to the MSF;

**WHEREAS**, pursuant to MCL 125.2088b(2)(c), funds appropriated to the MSF for purposes of carrying out the MSF Act shall be expended or invested for activities authorized under the MSF Act, as long as those activities provide for repayment for breach of the written agreement or the failure to meet measurable outcomes;

**WHEREAS**, pursuant to MCL 125.2007(c), the MSF has, among other things, the power to make grants and investments;

**WHEREAS**, on September 27, 2022, the MSF Board allocated \$58,942,251 for Business and Community Development Programs and Activities (the “FY23 Funding Allocation”)

**WHEREAS**, the Downtown Detroit Partnership (the “DDP”) has requested an MSF Performance-Based Grant to support pedestrian infrastructure equipment to ensure accessibility and safety for the patrons that attend events in the City of Detroit (the “the Grant Request”);

**WHEREAS**, the MEDC recommends that the MSF Board approve the Grant Request with an allocation of \$2,000,000 from the FY23 Funding Allocation in accordance with the term sheet attached hereto as Exhibit A (the “DDP Grant”); and

**WHEREAS**, the MSF Board wishes to approve the DDP Grant.

**NOW THEREFORE, BE IT RESOLVED**, the MSF Board approves the DDP Grant; and

**BE IT FURTHER RESOLVED**, the MSF Fund Manager is authorized to negotiate the final terms and conditions of the DDP Grant and to execute all documents necessary to effectuate the DDP Grant, consistent with the terms of this Resolution.

Ayes: Britany L. Affolter-Caine, Ronald W. Beebe, Susan Corbin, Rachael Eubanks, Dimitrius Hutcherson, Michael B. Kapp (on behalf of Director Ajegba, designation attached), Quentin L. Messer, Jr., Charles P. Rothstein, Susan Tellier, Cindy Warner

Nays: None

Recused: None

Lansing, Michigan  
November 9, 2022

**EXHIBIT A**

**“Term Sheet”**

**Grant Terms**

<b>MSF Facility:</b>	MSF Performance-based grant
<b>Grantee:</b>	Downtown Detroit Partnership
<b>Grant Amount:</b>	Not to exceed \$2,000,000
<b>Total Capital Investment:</b>	Estimated to be \$2,000,000, plus investment into each applicable event
<b>Term:</b>	One year
<b>MSF Milestones:</b>	Award is subject to repayment if the Grantee does not expend funds as described for pedestrian infrastructure by July 31, 2023
<b>Disbursement of Funds:</b>	\$2,000,000 to be disbursed from the MSF following MSF approval





STATE OF MICHIGAN  
DEPARTMENT OF TRANSPORTATION  
LANSING

GRETCHEN WHITMER  
GOVERNOR

PAUL AJEGBA  
DIRECTOR

February 3, 2020

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 that reads "Paul C. Ajegba".

Paul C. Ajegba, P.E.  
Director

cc: M. Kapp  
Executive File



## MEMORANDUM

**Date:** November 9, 2022  
**To:** Michigan Strategic Fund (the “MSF”) Board Members  
**From:** Erik Wilford, Sr. Business Development Project Manager  
**Subject:** Incentive Request  
State Essential Services Assessment (“SESA”) Exemption  
Michigan Automotive Compressor, Inc. (the “Company” or the “Applicant”)

---

### Request Summary

- This is a request from the Applicant for a 5 year 100% SESA Exemption with an estimated value of \$984,000 in support of the project, with \$82 million in Eligible Manufacturing Personal Property (the “SESA Exemption Request”).
  - Additionally, due to the competitive nature of the project and the desire to capture as much investment as possible, the Applicant is requesting a waiver of the SESA Guidelines that require the project to be located in an Economically Disadvantaged Area and for qualified investments to be made within three years of the commencement of the project (collectively, the “Waiver Request”).
- This project involves the retention of 241 jobs and a capital investment of up to \$82,000,000 in the Village of Parma, Jackson County.

### Applicant History

Founded in 1989, the Company is a joint venture between Toyota Industries Corporation and DENSO (the “Parent”) and has nearly 500 employees at its facility in the Village of Parma. The Company is a high-volume precision aluminum CNC machining and electric air conditioning compressor assembly manufacturer that supplies multiple Toyota models. Currently the largest manufacturer in Jackson County, the Company has expanded operations 5 times at its 1 million square foot facility and holds the largest market share in North America.

A background check has been completed in accordance with the MSF Background Review Policy, and the project may proceed for MSF consideration.

### Project Description

The Company’s Parent has decided to phase out one of its main combustible models which has created competition for new products that transition to electric vehicles (EV). The Applicant has identified that its Michigan facility and a Georgia facility owned by the Parent will both be phasing out these combustible models at the same time with the Michigan facility facing the potential of over 200 jobs lost. Investment for this project will be in two phases, with the first being general assembly with all parts being manufactured elsewhere and shipped to Michigan or Georgia. The second phase will be the manufacturing and machining in house of the raw materials direct to assembly with a potential third phase which would expand the ability to produce product for new models in the future.

The Company is considering Parma for the project and anticipates the project will result in capital investment of up to \$82,000,000. The project will also result in the retention of up to 241 jobs paying an average wage of \$1,064 per week plus benefits.

### **Demonstrated Need**

The Company's Parent has a viable project alternative to the Michigan site. The competing location also has similar programs to the business lines that the Parent is looking to modify, making the initiative easier to complete. In addition to these similar existing programs, the sister company has an existing workforce at the location that would require minimal training to accommodate the new lines of business. Local Company leadership is requesting incentive support to encourage a decision to invest in the Michigan location which will confirm a sustained intent on behalf of the Parent company to continue operations and may lead to additional expanded product lines for new models in the future. If the project were to go to Georgia, a significant amount of current work and workforce may be in jeopardy.

In addition to MSF support, the Village of Parma anticipates approval of property tax abatement in support of the project.

### **Request**

In order to secure the project, the Applicant is requesting a 5 year 100% SESA Exemption with an estimated value of \$984,000 in support of the project, with \$82 million in Eligible Manufacturing Personal Property. The SESA Exemption Request will help the Company make a strong case to the Parent why the project should be located in Michigan by helping offset the significant investment required. The Project will ensure the Company's long term viability and continued competition for future programs while continuing to be one of the strongest employers in the region.

Additionally, the Applicant is requesting a waiver to the SESA Guidelines (1) to allow a 100% SESA Exemption because the project is not located in an Economically Disadvantaged Area and (2) for qualifying investments be allowed to be completed within five years of commencement of the project.

This project aligns with the MEDC's strategic focus area of supporting a business in the target industry of mobility and builds on the state's work to position itself as the global leader in the future of mobility and vehicle electrification.

### **Recommendation**

MEDC Staff recommends approval of the SESA Exemption Request and Waiver Request, as outlined in the attached resolution.

**MICHIGAN STRATEGIC FUND**

**RESOLUTION  
2022-190**

**APPROVAL OF A STATE ESSENTIAL SERVICES ASSESSMENT EXEMPTION TO  
MICHIGAN AUTOMOTIVE COMPRESSOR, INC.**

**WHEREAS**, the Michigan Legislature passed legislation, 2014 PA 80, to revise the personal property tax system so as to allow individuals, small businesses, and large businesses to thrive and create jobs in the State of Michigan, but which needed to be approved by the qualified electors of the State of Michigan;

**WHEREAS**, on August 5, 2014, the qualified electors of the State of Michigan approved the legislation to revise the personal property tax system. The approval enacted 2014 PA 92 and 2014 PA 93, the State Essential Services Assessment Act (the “SESA”) and the Alternative State Essential Services Assessment Act (the “Alternative SESA”);

**WHEREAS**, SESA and Alternative SESA authorized the creation and operation of the SESA Exemption and the Alternative SESA Program by the Michigan Strategic Fund (the “MSF”) pursuant to MCL 211.1059;

**WHEREAS**, on October 28, 2014, the MSF Board approved the SESA Exemption and Alternative SESA Program Guidelines (the “Program Guidelines”);

**WHEREAS**, the Michigan Economic Development Corporation (the “MEDC”) provides administrative services to the MSF for the SESA Exemption and Alternative SESA Program;

**WHEREAS**, the Program Guidelines require that qualified investments be made within three (3) years of commencement of the project in order to be eligible for the SESA Exemption (the “Qualified Investment Requirement”);

**WHEREAS**, the Program Guidelines require that a project be located in an Economically Disadvantaged Area to qualify for the SESA Exemption (the “EDA Requirement”);

**WHEREAS**, Michigan Automotive Compressor, Inc. (the “Company”) has requested that the MSF Board approve a five-year SESA Exemption estimated to be worth \$984,000 for up to \$82,000,000 in qualified investment in Eligible Personal Property in the Village of Parma (the “Village”), Jackson County (the “SESA Exemption Request”);

**WHEREAS**, the Company has requested waivers to the (1) EDA Requirement and (2) the Qualified Investment Requirement (collectively, the “Waiver Request”); and

**WHEREAS**, the MEDC recommends that the MSF Board approve (1) the Waiver Request; and (2) approve the SESA Exemption Request and require a one-time administrative fee of \$10,000 payable to the MSF upon completion of the first performance milestone (collectively, the “Recommendation”).

**NOW, THEREFORE, BE IT RESOLVED**, that the MSF Board approves the Recommendation; and

**BE IT FURTHER RESOLVED**, that the MSF Fund Manager is authorized to negotiate the final terms and conditions of the Recommendation and to execute all documents necessary to effectuate the Recommendation in accordance with the terms of this Resolution.

Ayes: Britany L. Affolter-Caine, Ronald W. Beebe, Susan Corbin, Rachael Eubanks, Dimitrius Hutcherson, Michael B. Kapp (on behalf of Director Ajegba, designation attached), Quentin L. Messer, Jr., Charles P. Rothstein, Susan Tellier, Cindy Warner

Nays: None

Recused: None

Lansing, Michigan  
November 9, 2022



STATE OF MICHIGAN  
DEPARTMENT OF TRANSPORTATION  
LANSING

GRETCHEN WHITMER  
GOVERNOR

PAUL AJEGBA  
DIRECTOR

February 3, 2020

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 that reads "Paul C. Ajegba".

Paul C. Ajegba, P.E.  
Director

cc: M. Kapp  
Executive File



## MEMORANDUM

**Date:** November 9, 2022

**To:** Michigan Strategic Fund (the “MSF”) Board

**From:** Jeremy Webb, Interim Managing Director, Business Development Projects

**Subject:** MSF Performance-Based Loan Request  
Flint Commerce Center, LLC (the “Company” or the “Applicant”)

---

### Request Summary

- This is a request from the Applicant for a \$8.5 million MSF Performance-Based Loan with the ability to be forgiven, based on successful completion of performance requirements, as outlined in the attached Term Sheet (the “MSF Loan Request”).
- This project involves a potential capital investment of approximately \$300 million over time to develop the entire Buick City site (the “Buick City Site”) allowing for the potential ability to generate approximately 2,000 to 3,000 employees in the City of Flint, Genesee County (the “Project”).

Due to the presence of concrete slabs, building foundations, underground utilities and other historic site-specific issues, the cost to develop the Buick City Site is prohibitive in comparison to other competing sites and will continue to be an impediment to its development without the requested MSF Loan.

### Applicant History

The Company, an affiliate of Ashley Capital (“Ashley”), was created in 2021 for the development of the Buick City Site in the City of Flint. Founded in 1984, Ashley Capital has become one of the largest privately held industrial real estate investment companies in the United States. Ashley has offices in Atlanta, Chicago, Detroit, Florida, and New York. Ashley pursues opportunistic investments, creating value by buying brownfield parcels and transforming them into state-of-the-art industrial centers, acquiring and redeveloping underperforming industrial and office properties, as well as developing and managing new business parks.

Ashley’s current portfolio stands at approximately 30 million square feet, with properties concentrated throughout the eastern half of the United States including over 18 million square feet in Michigan. Over the years, Ashley has taken a long-term perspective in actively managing its holdings and paying close attention to the needs of its tenants. The success of the organization is the result of its strict adherence to investment parameters, its creativity in structuring transactions and the personal involvement of management in all projects.

A background check has been completed in accordance with the MSF Background Review Policy, and the project may proceed for MSF consideration.

### **Project Description**

The Buick City Site in Flint, Michigan is one of the largest brownfields in the state. The Buick City Site has deep roots in Michigan's automotive heritage. Early operations began on the Buick City Site in 1904, with the Flint Wagon Works, a successful horse-drawn vehicle maker. Later, after Flint Wagon Works purchased Buick Motor Company, Buicks began to be produced on the Buick City Site. The operations and employment on the site grew for years, by the 1980s nearly 28,000 people worked on the site across several facilities and several functions. For the size and breadth of operations, the Buick City Site earned its nickname "Buick City" to rival "Toyota City" in Japan.

After decades of growth, the prospects for the Buick City Site began to shift. By November 2010, over 100 years after operations started on the Buick City Site, General Motors Corp. had gone bankrupt, all operations on Buick City ended, and some demolition of the buildings had already taken place. The Buick City Site was left to sit vacant. The surrounding neighborhood, the City of Flint, Genesee County, and the State of Michigan suffered the ugly economic ramifications as a result.

In early 2011, the RACER Trust ("RACER") was created by the U.S. Bankruptcy Court to clean up and position for redevelopment properties and other facilities owned by the former General Motors Corp. Subsequently, the RACER took ownership of the Buick City Site. When RACER took ownership, the Buick City Site encompassed over 412 acres. Since that time, RACER has successfully sold portions of the Buick City Site to two companies in 2014 and 2017. As a result, a couple hundred jobs were created. However, the large majority of the Buick City Site remains vacant today.

Recognizing the strong demand for light industrial facilities in the southeast Michigan market and given their unique abilities at other RACER sites, Ashley worked with RACER to secure a purchase agreement on the balance of the remaining land at the Buick City Site. Due diligence is currently underway in conjunction with on-going environmental clean-up activities being performed by RACER. Ashley intends to close on the Buick City Site in early 2023.

If the MSF Loan is secured, Ashley will commit to constructing a building of at least 275,000 square feet in size within three years of receiving a building permit with the hope that this will lead to further speculative development of up to 3.5 million square feet of state-of-the-art, light industrial distribution space on the Buick City Site. Once fully developed, up to 2,000-3,000 new jobs could be generated on the Buick City Site, based on averages in other Ashley facilities. Over time, the total investment required to develop the entire Buick City Site is estimated at approximately \$300 million.

The initial development costs are prohibitively high due to the presence of robust concrete slabs, basements and underground utilities that were left in place when buildings were demolished. The cost to remove all of underground utilities and concrete is estimated to be \$17 million.

- Concrete Slabs and Foundations: 8.95 million square feet, \$9.7 million
- Underground Utilities: 267,000 linear feet, \$7.3 million

Once fully developed, the Project will represent the largest investment in the northside of Flint in decades and will result in an increase of approximately 21x of light industrial space on the Buick City Site. The resulting increase in property tax, income tax, jobs, income for local families, spending in the local economy, and not to mention perception change for the City of Flint will have a positive economic affect that cannot be overstated.



**Demonstrated Need**

The Company is looking to add the Buick City Site to its portfolio and without MSF support, the Company will not move forward with the Project. With the remaining concrete slabs, concrete foundations, underground utilities and other historic site issues, the Company is faced with an excess of expenditures in order to begin development of the first building and make other portions of the Buick City Site shovel ready. Ashley has a history of success working with RACER developing environmentally challenged sites in Michigan and is well positioned to complete the Project with the support of the MSF.

In addition to the MSF Loan Request, the Company is working with Genesee County, the City of Flint, and the Mott Foundation to secure the remaining \$8.5 million in funding needed to assist in the removal of utilities and concrete on the Buick City Site. Genesee County has allocated \$3.25 million from their ARPA allocation for the Project. The City of Flint has allocated \$3.25 million from their ARPA allocation and \$2 million from a grant from the C.S. Mott Foundation. The city and county require the funds be used for the removal of underground utilities and concrete slabs and foundations; as well as some completed construction of new buildings on the Buick City Site before ARPA timelines expire in 2026. The local units are also requiring approval of the MSF Loan Request before they release the funds. This deal allows each entity, city, county, and state, to significantly leverage their funds and spur a transformational project.

**Request**

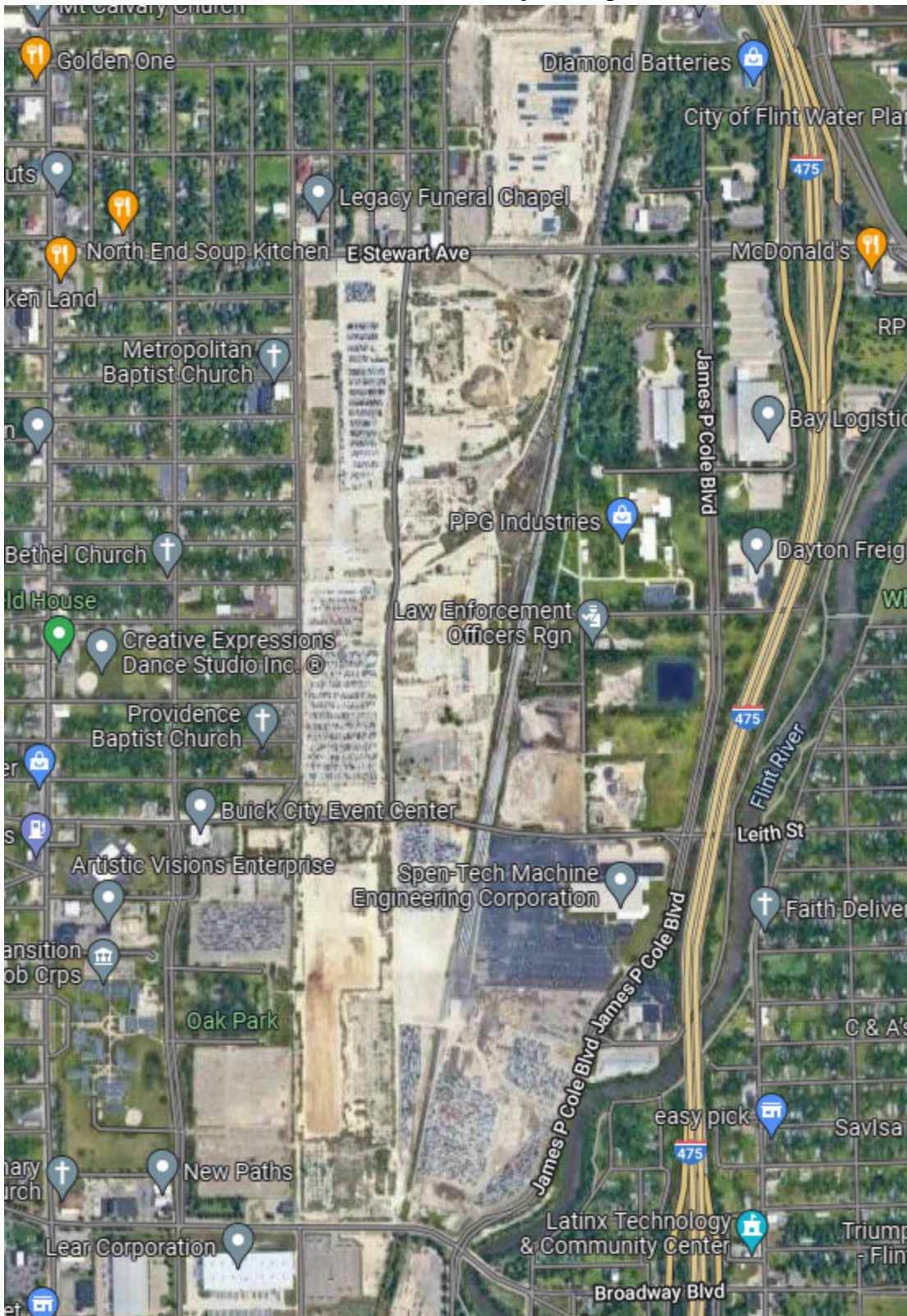
In order to secure the Project, the Applicant is requesting a \$8.5 million MSF performance-based loan with the ability to be forgiven, based on successful completion of performance requirements. The MSF Loan Request will help address the cost disadvantage of developing the Buick City Site when compared to other portfolio opportunities the Company is considering. The loan funds, in coordination with funds from Genesee County, the City of Flint, and the C.S. Mott Foundation, will help offset the cost of removing underground utilities, concrete slabs, as well as concrete foundations, allowing the Company to develop the site. Financial terms and conditions for the MSF Loan Request are included in Appendix A.

The Project aligns with the MEDC's strategic focus areas of attract, retain and grow businesses, and develop attractive places. The proposed Project will act as a catalyst to attract jobs to a blighted area by providing critically needed, new speculative development as well as shovel ready sites for future potential regional opportunities. Without this financial support, the Buick City Site is likely to remain undeveloped for the foreseeable future. Creating a shovel ready site allows for the possibility of future development providing opportunities to residents of the surrounding geographically disadvantaged area in the State of Michigan.

**Recommendation**

MEDC Staff recommends approval of the MSF Loan Request, as outlined in the attached term sheet and resolution.

### APPENDIX A – Project Map



**MICHIGAN STRATEGIC FUND**

**RESOLUTION  
2022-191**

**FLINT COMMERCE CENTER, LLC MSF LOAN AWARD**

**WHEREAS**, the Michigan legislature enacted the Michigan Strategic Fund Act, MCL 125.2001 et. seq. (the “MSF Act”), to enable the Michigan Strategic Fund (the “MSF”) to provide incentives in the form of grants, loans and other economic assistance for the development and improvement of Michigan’s economy, including through blight removal and job creation;

**WHEREAS**, the Michigan Economic Development Corporation (the “MEDC”) provides administrative services to the MSF;

**WHEREAS**, pursuant to MCL 125.2088b(2)(c), funds appropriated to the MSF for purposes of carrying out the MSF Act shall be expended or invested for activities authorized under the MSF Act, as long as those activities provide for repayment for breach of the written agreement or the failure to meet measurable outcomes;

**WHEREAS**, pursuant to MCL 125.2007(c), the MSF has, among other things, the power to make grants and investments;

**WHEREAS**, on September 27, 2022, the MSF Board allocated \$58,942,251 for Business and Community Development Programs and Activities (the “FY23 Funding Allocation”);

**WHEREAS**, Flint Commerce Center, LLC (the “Company”) has requested \$8,500,000 to assist in redeveloping the former Buick City site in the City of Flint with a total development cost of approximately \$300,000,000 (the “Award Request”);

**WHEREAS**, the MEDC recommends the MSF Board approve a loan to the Company to support the Award Request with an allocation of \$8,500,000 from the FY23 Funding Allocation and in accordance with the terms and conditions of Appendix A to the Resolution (the “MSF Loan”); and

**WHEREAS**, the MSF Board wishes to approve the MSF Loan.

**NOW, THEREFORE, BE IT RESOLVED**, that the MSF Board approves the MSF Loan; and

**BE IT FURTHER RESOLVED**, the MSF Fund Manager is authorized to negotiate the final terms and conditions of the MSF Loan and to execute all documents necessary to effectuate the MSF Loan, consistent with the terms of this Resolution.

Ayes: Britany L. Affolter-Caine, Ronald W. Beebe, Susan Corbin, Rachael Eubanks, Dimitrius Hutcherson, Michael B. Kapp (on behalf of Director Ajegba, designation attached), Quentin L. Messer, Jr., Charles P. Rothstein, Susan Tellier, Cindy Warner

Nays: None

Recused: None

Lansing, Michigan  
November 9, 2022

## APPENDIX A – Term Sheet

### Loan Terms

<b>MSF Incentive:</b>	MSF Performance-based Loan
<b>Borrower/Company:</b>	Flint Commerce Center, LLC
<b>Loan Amount:</b>	\$8,500,000
<b>Total Capital Investment:</b>	Currently estimated at \$300 million
<b>Project:</b>	Former Buick City Site, City of Flint
<b>Term:</b>	120 months unless forgiven
<b>Amortization:</b>	Currently anticipated to be up to 240 months
<b>Interest Rate:</b>	The principal sum outstanding shall bear interest at a fixed rate per annum equal to one percent (1%) per annum (except in an event of default, to be defined in the loan agreement), which shall be calculated on the basis of a 365-day year. All interest hereunder shall begin accruing immediately following the disbursement of funds.
<b>Default Interest Rate:</b>	After an event of default, to be defined in the loan agreement, including failure to pay upon final maturity, the interest rate shall be equal to seven percent (7%) per annum.
<b>Fees:</b>	If any required payment is not made within ten (10) days after the date it is due, then, at the option of the MSF, a late charge in the amount of five percent (5%) of the payment so overdue may be charged.
<b>Disbursement of Funds:</b>	<ul style="list-style-type: none"><li>• 50% of the loan (\$4,250,000) to be disbursed following:<ul style="list-style-type: none"><li>○ Completion of the purchase transaction with the RACER Trust within 60 days of RACER Trust securing all approvals needed from EGLE and the EPA;</li><li>○ Initiation of the site plan approval process with the City of Flint within three (3) months of closing on the property;</li><li>○ Start of site preparation and construction activities within four (4) months of receiving all necessary municipal and State (if any) permits;</li><li>○ Execution of the memorandum of understanding or other written agreement between the Company and the City of Flint, Genesee County, the Mott Foundation, any combination thereof, or any other entity related to securing funding for the Eligible Activities; and</li></ul></li></ul>

- Receipt of evidence that all Local funding and funding from the C.S. Mott Foundation has been disbursed and expended, anticipated to be \$8,500,000.
- The remaining 50% of the loan (\$4,250,000) to be disbursed following receipt of evidence that an additional \$8,500,000 (\$17,000,000 in total) has been disbursed and expended related to Eligible Activities.

**Repayment Terms:**

Monthly interest only payments from the date of disbursement of funds and will continue for three (3) years following the disbursement of funds (the “Interest Only Period”). Equal monthly payment of principal and interest (which are anticipated to be monthly installments of principal and accrued interest, (“Monthly Payment”). The Monthly Payment will begin following the Interest Only Period, with a final payment of all outstanding principal and accrued interest anticipated to be due within ten (10) years of the date of disbursement of funds (“Maturity Date”).

**Loan Forgiveness:**

In the event the Company completes the following, the remaining principal and interest of the MSF Performance Based Loan shall be forgiven.

- A project completion certificate in the form determined applicable by the MSF;
- A spreadsheet describing and itemizing the actual expenditure of loan disbursements for all Eligible Activities completed during the Term. The spreadsheet shall identify the name of actual vendor or recipient of each expenditure and be accompanied by supporting documentation.
- Documentation satisfactory to the MSF that the construction of a building with a minimum size of 275,000 square feet within three (3) years of receiving the required building permits has been completed at the Project.

**Eligible Activities:**

Activities related to the Project including, but not limited to, removal of existing underground utilities, concrete slabs, and concrete foundations, as well as, engineering, site preparation, new utilities, road improvements and new construction. These activities are anticipated to begin in the City of Flint once the Company has closed on the property and has received the necessary local and State permits. The Company and the MSF will develop a detailed budget for the Project that includes budget categories for the Eligible Activities. The budget will be incorporated into the written agreement signed by the parties.

**Other Conditions:**

- **Acceleration:** The Maturity Date and/or all indebtedness owed the MSF under the Loan may be accelerated for material events of default, to be defined in the loan agreement, which shall include, but not limited to, State of Michigan agreements, or any other contracts with public entities arising out of the Project.

- **Annual Compliance Certificate:** During the Term, the Company will be required to sign and submit an Annual Compliance Certificate certifying that the Company is in compliance with the terms and conditions of the Loan agreement.
- **Annual Progress Report:** During the Term, the Company will be required to submit annual progress reports, which shall include the total number of jobs created at the Project if applicable, the average annual salary of jobs if applicable, and the total investment into the Project. This information will be transmitted to the Legislature as required under Section 9 of the MSF Act, MCL 125.2009.
- **Access to Records & Audit Rights:** During the Term and for a period of three years after the Term, and upon reasonable advance notice, the Company is required to permit the MSF, MEDC, the Office of the Auditor General, the Department of Technology, Management and Budget, and the MSF Chief Compliance Officer to visit the Company, and any other location where books and records of the Company are normally kept, to inspect the books and records, including financial records and all other information and data relevant to the terms of the grant, all at times and locations mutually agreed upon by the parties.
- **Other provisions:** The loan agreement will include standard representations, covenants, and other provisions required by the MSF, including without limitation, indemnification, nondiscrimination and unfair labor practices, cross default, termination of funding and any requirements of the Michigan Strategic Fund Act or the MSF Board.





STATE OF MICHIGAN  
DEPARTMENT OF TRANSPORTATION  
LANSING

GRETCHEN WHITMER  
GOVERNOR

PAUL AJEGBA  
DIRECTOR

February 3, 2020

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 that reads "Paul C. Ajegba".

Paul C. Ajegba, P.E.  
Director

cc: M. Kapp  
Executive File



## MEMORANDUM

**Date:** November 9, 2022

**To:** Michigan Strategic Fund Board

**From:** Terri Fitzpatrick, EVP, Chief Real Estate and Global Attraction Officer

**Subject:** Mega-Site Strategic Plan - Request for Proposals

---

### Request

The Michigan Economic Development Corporation (the “MEDC”) requests that the Michigan Strategic Fund (“MSF”) Board 1) approve a statement of work for a request for proposals in the amount of up to \$1,500,000 to solicit proposals for the development of a Michigan mega-site strategic plan as set forth in Exhibit A to the Resolution and authorize the release of an request for proposal (the “Mega-Site Strategic Plan RFP”); 2) appoint a Joint Evaluation Committee (the “JEC”) to review proposals received in response to the Mega-Site Strategic Plan RFP and provide a recommended bidder; 3) adopt scoring and evaluation criteria to be used by the JEC in its review of responses to the Mega-Site Strategic Plan RFP as set forth in Exhibit B to the Resolution; and 4) authorize the MSF Fund Manager and the MSF President to identify the successful bidder based on the JEC’s recommendation and execute a final agreement with that bidder on behalf of the MSF (collectively, the “Request”).

### Background

Public Act 194 of 2022 (the “Act”), effective October 4, 2022, appropriated funds from the Strategic Outreach and Attraction Reserve Fund to the Michigan strategic site readiness program and directed certain funding toward the development of mega-strategic sites in Section 408(4) of the Act. Before funds can be expended, the Act requires the development of a mega-strategic site strategic plan, in an amount not to exceed \$1,500,000, that addresses the criteria in section 88t(6) of the Michigan Strategic Fund Act, 1984 PA 270, MCL 125.2088t, (the “Mega-Site Strategic Plan”). The Mega-Site Strategic Plan shall be developed utilizing a national site selection consultant that specializes in mega strategic sites and in consultation with strategic industry and utility partners, and shall be submitted to the Governor, the Speaker of the House of Representatives, and the Senate Majority Leader not later than 180 days (April 2, 2023) after the date of enactment of the Act. Upon the completion and submission of the Mega-Site Strategic Plan, the remaining funds provided shall be used for grants to eligible applicants for land assembly and improvements to mega-strategic sites for which an end-user has not been identified. Given the tight timeframe in which to complete the strategic plan, MEDC staff is recommending that the MSF Board authorize the MSF Fund Manager and MSF President to make decisions with respect to the award and contract for services that will result from the Mega-Site Strategic Plan RFP.

In addition to funding related to the mega-site strategic plan other subsections of the Act were appropriated as follows:

- \$25,000,000 shall be used for grants to regional and local economic development organizations to be used for site readiness activities, including land acquisition
- \$100,000,000 shall be used for grants to eligible applicants for strategic site readiness for sites for which an end user has not been identified



- \$75,000,000 shall be used by the MSF for the assessment and development of strategic mega-sites for which an end user has not been identified.
- \$50,000,000 shall be used to make grants to eligible applicants for strategic sites for which an end-user has been identified.
- \$100,000,000 shall be used to make grants to eligible applicants to remediate or redevelop landfill facilities for future economic development

Objectives related to the proposed Mega-Site Strategic Plan include:

- Make overall recommendations on the number, size, location, and site requirements for mega-sites to position Michigan to be competitive in strategic industries.
- Evaluate the readiness and competitiveness of existing mega-sites including an assessment of the improvements and costs required to bring each mega-site to a marketable condition.
- Identify additional potential mega-sites that may be assembled through acquisition, and to the extent feasible, provide estimates of the acquisition costs and cost of improvements required to bring each site to a marketable condition.
- Make recommendations for future appropriations to implement the strategic plan.
- As part of the strategic plan, propose a consistent statewide rating system for site readiness.

Target Mega-Site Strategic Plan RFP dates:

- Issue Mega-Site Strategic Plan RFP to the Public: 11/14/2022
- Questions due from the Public: 11/28/2022
- Answers posted to the MEDC web page: 12/7/2022
- Applications Deadline: 12/20/2022

### **Actions Requested**

1. The MEDC requests that MSF Board approve the statement of work attached as Exhibit A to the Resolution and authorize release of the Mega-Site Strategic Plan RFP in an amount not to exceed \$1,500,000 to solicit proposals.
2. The MEDC requests that MSF Board approve and appoint the following people as members of the JEC to review the proposals in response to the Mega-Site Strategic Plan RFP:
  - Terri Fitzpatrick, EVP, Chief Real Estate and Global Attraction Officer
  - Emily Doerr, Executive Director, Michigan Land Bank Fast Track Authority
  - Susan Proctor, Site Selector Engagement Executive, MEDC
3. The MEDC requests that MSF Board approve the scoring and evaluation criteria attached as Exhibit B to the Resolution to be used by the JEC members in their review of proposals submitted in response to the Mega-Site Strategic Plan RFP.
4. The MEDC requests delegated authority to the MSF Fund Manager and the MSF President to identify the successful bidder based on the JEC's recommendation and to execute the contract with such bidder on behalf of the MSF for the purpose of developing the Mega-Site Strategic Plan.

### **Recommendation**

MEDC staff recommends that MSF Board approve the Request.

## **MICHIGAN STRATEGIC FUND**

### **RESOLUTION 2022-192**

#### **MEGA-SITE STRATEGIC PLAN REQUEST FOR PROPOSALS, ALLOCATION OF FUNDING, SCORING AND EVALUATION CRITERIA AND JOINT EVALUATION COMMITTEE**

**WHEREAS**, the Michigan Legislature enacted the Michigan Strategic Fund Act, MCL 125.2001 et. seq., (the “MSF Act”) to authorize the Michigan Strategic Fund (the “MSF”) to provide incentives in the form of grants, loans, and other economic assistance for the development and improvement of Michigan’s economy;

**WHEREAS**, the Michigan Economic Development Corporation (the “MEDC”) provides administrative services to the MSF;

**WHEREAS**, pursuant to Section 408(4) of Public Act 194 of 2022 (the “Act”), up to \$1,500,000 of the funds appropriated for the Michigan Strategic Site Readiness Program (the “SSRP”) shall be used for the development of a mega-strategic site strategic plan that addresses the criteria in Section 88t(6) of the MSF Act, MCL 125.2088t(6);

**WHEREAS**, the MSF Board has reviewed a statement of work, timeline and eligibility requirements for awarding grants to a national site selection consultant for the purpose of developing a mega-strategic site strategic plan in accordance with the requirement of the Act (the “Mega-Site Strategic Plan RFP”), as set forth in Exhibit A attached to this Resolution;

**WHEREAS**, the MEDC recommends that the MSF Board issue the Mega-Site Strategic Plan RFP and allocate up to \$1,500,000 from the funds appropriated to the SSRP by the Act for the Mega-Site Strategic Plan RFP (the “Mega-Site Strategic Plan RFP Issuance and Funding Allocation”);

**WHEREAS**, the MEDC recommends that the MSF Board appoint the following individuals to the Joint Evaluation Committee (the “JEC”) for the Mega-Site Strategic Plan RFP (the “JEC Recommendation”):

- Terri Fitzpatrick, EVP, Chief Real Estate and Global Attraction Officer
- Emily Doerr, Executive Director, Michigan Land Bank Fast Track Authority
- Susan Proctor, Site Selector Engagement Executive, MEDC

**WHEREAS**, the MEDC recommends that the MSF Board adopt the scoring and evaluation criteria as set forth in Exhibit B attached to this Resolution for use by the JEC in its review of proposals received in response to the Mega-Site Strategic Plan RFP (the “Mega-Site Strategic Plan RFP Scoring and Evaluation Criteria”).

**NOW, THEREFORE, BE IT RESOLVED**, that the MSF Board approves 1) the Mega-Site Strategic Plan RFP Issuance and Funding Allocation; 2) the JEC Recommendation; and 3) the Mega-Site Strategic Plan RFP Scoring and Evaluation Criteria;

**BE IT FURTHER RESOLVED**, that the MSF Board authorizes the MSF Fund Manager to modify the Mega-Site Strategic Plan RFP as may be necessary or appropriate, so long as the modifications are not material or adverse to the interests of the MSF; and

**BE IT FURTHER RESOLVED**, that the MSF Board authorizes the MSF Fund Manager and the MSF President, with both required to act, to select the successful bidder under the Mega-Site Strategic Plan RFP based on the recommendation of the JEC and to execute an agreement with the successful bidder in accordance with the requirements of the Act, the Mega-Site Strategic Plan RFP, and this Resolution.

Ayes: Britany L. Affolter-Caine, Ronald W. Beebe, Susan Corbin, Dimitrius Hutcherson, Michael B. Kapp (on behalf of Director Ajegba, designation attached), Andrew Lockwood (on behalf of Treasurer Eubanks, designation attached), Quentin L. Messer, Jr., Charles P. Rothstein, Susan Tellier, Cindy Warner

Nays: None

Recused: None

Lansing, Michigan  
November 9, 2022

# Exhibit A

## STATEMENT OF WORK

### A) **PURPOSE**

The Michigan Strategic Fund (the “MSF”) is seeking proposals from one or more entities to support the development of a statewide mega-strategic site strategic plan (the “Strategic Plan”).

### B) **BACKGROUND STATEMENT AND OBJECTIVES**

#### **Background:**

Public Act 194 of 2022(the “Act”), effective October 4, 2022, appropriated funds to the Michigan strategic site readiness program and as required in Section 408(4) of the Act which allows the MSF to utilize up to \$1,500,000 for the development of the Strategic Plan that addresses the criteria in section 88t(6) of the MSF Act, 1984 PA 270, MCL 125.2088t.

The Strategic Plan shall be developed in consultation with strategic industry and utility partners and must be completed in final form by March 25, 2023.

#### **Objectives:**

- Make overall recommendations on the number, size, general location, and site requirements for mega-sites to position Michigan to be competitive in strategic industries.
- Evaluate the readiness and competitiveness of existing mega-sites including an assessment of the improvements and costs required to bring each mega-site to a marketable condition.
- Identify additional potential mega-sites that may be assembled through acquisition, and to the extent feasible, provide estimates of the acquisition costs and cost of improvements required to bring each site to a marketable condition.
- Provide comparable information for mega-site developments in other states including, but not limited to, size, location to transportation corridors and channels, energy, utility; investment amount; development timelines; business structures for land assemblage and improvements; other relevant information.
- Make recommendations on strategic sites responsive to the Michigan Economic Development Corporation’s (the “MEDC”) focus industries and market activity.
- Make recommendations for future appropriations to implement the Strategic Plan.
- As part of the Strategic Plan, propose a consistent statewide rating system for site readiness.

## Exhibit A

### C) **QUALIFICATIONS**

The MSF is seeking proposals from national entities that are currently engaged in and have prior experience with national site attraction and/or real estate and site development, with preference placed on entities who have direct experience in mega-site development for public entities for economic development purposes.

Administrative fees cannot exceed 15% of overall award. The remaining 85% should be allocated directly to the development of the statewide mega-strategic site strategic plan.

### D) **DELIVERABLES**

1. Bi-weekly updates on the Strategic Plan progress;
2. Completed draft of the Strategic Plan on or before March 15, 2023; and
3. Final completed Strategic Plan delivered to MEDC on or before March 25, 2023.

#### **Additional Information:**

The successful bidder will provide a program manager to work as the primary point of contact with the MEDC, their contractors and any additional stakeholders. As a part of its project management duties, the program manager will conduct informational and status meetings. Such meetings may include the program management team, the MEDC, other consultants, elected officials, and any other stakeholders as designed by the MEDC. The program manager will work directly with the MEDC and their contractors and related stakeholders to define, manage, and control the project scope, timeline, issue escalation and resolution processes. The MEDC will require detailed status reports, as defined by the MEDC, on a quarterly basis and will reserve the option of changing that requirement dependent upon which phase the project is in. In addition, the program manager will create and routinely update the project plan to reflect changes in the nature and timing of project activities with all changes being subject to MEDC approval.

**Exhibit B**  
**Proposal Evaluation Form**  
**Mega-Site Strategic Plan RFP**

Name of Applicant: \_\_\_\_\_

Name of Reviewer: \_\_\_\_\_

Criteria	Reviewer's Comments	Points
<p><b>1. Bidder Information:</b> Stated the full name, address, phone number of the organization and, if applicable the branch office or other subordinate element that would perform or assist in performing the work. Bidder must be a entity that is currently engaged in and has prior experience with economic development activities related to mega-site identification, development and/or selection</p>		<p>Max Possible: 5</p> <p>Score:</p>
<p><b>2. Understanding RFP:</b> Stated, in succinct terms, understanding the need(s) presented by the RFP.</p>		<p>Max Possible: 10</p> <p>Score:</p>
<p><b>3. Statement of Work:</b> Included a narrative summary and timelines of the proposed effort and of the service(s) that will be delivered.</p>		<p>Max Possible: 25</p> <p>Score:</p>
<p><b>4. Prior Experience:</b> Described the prior experiences of the organization, which they considered relevant to the successful accomplishment of the project defined in the RFP.</p>		<p>Max Possible: 25</p> <p>Score:</p>
<p><b>5. Staffing:</b> Identified a Project Manager and staff assigned by name and title. Included biographies, experience and any other appropriate information. Listed all subcontractors (if any) that will be engaged.</p>		<p>Max Possible: 15</p> <p>Score:</p>
<p><b>6. Track Record of Collaboration:</b> Describe the track record of collaboration with public or private economic development organizations toward a site readiness or other significant organizational effort.</p>		<p>Max Possible: 20</p> <p>Score:</p>
<p><b>Total Score:</b></p>		<p>Max. Possible: 100</p> <p>Score:</p>



STATE OF MICHIGAN  
DEPARTMENT OF TRANSPORTATION  
LANSING

GRETCHEN WHITMER  
GOVERNOR

PAUL AJEGBA  
DIRECTOR

February 3, 2020

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 that reads "Paul C. Ajegba".

Paul C. Ajegba, P.E.  
Director

cc: M. Kapp  
Executive File



STATE OF MICHIGAN  
DEPARTMENT OF TREASURY  
LANSING

GRETCHEN WHITMER  
GOVERNOR

RACHAEL EUBANKS  
STATE TREASURER

January 6, 2022

Quentin Messer, Chairman, Michigan Strategic Fund  
Michigan Economic Development Corporation  
300 N. Washington Square  
Lansing, MI 48913

Re: Michigan Strategic Fund Board Meeting Designee for Treasurer Eubanks

Dear Mr. Messer:

I hereby designate Andrew Lockwood to attend all Michigan Strategic Fund meetings that I am unable to attend in 2022.

If you need anything additional, please contact Kara Kabia at (517) 241-2624.

Sincerely,

A handwritten signature in cursive script that reads "Rachael Eubanks".

Rachael Eubanks  
State Treasurer

Cc: Eric Bussis  
Andrew Lockwood