

**MICHIGAN STRATEGIC FUND  
APPROVED MEETING MINUTES  
March 23, 2021**

**Members joined remotely**

Britany L. Affolter-Caine, participating from Ypsilanti Township, MI  
Ronald W. Beebe, participating from Traverse City, MI  
Amanda Bright McClanahan (on behalf of Chairman Noel), participating from East Lansing, MI  
Susan Corbin, participating from Petoskey, MI  
Rachael Eubanks, participating from East Lansing, MI  
Paul Gentilozzi, participating from Mexico  
September Hargrove, participating from Detroit, MI  
Michael B. Kapp (on behalf of Director Ajegba), participating from Wheatfield Township, MI  
Charles P. Rothstein, participating from Farmington Hills, MI  
Susan Tellier, participating from Grand Rapids, MI  
Cindy Warner, participating from Rancho Mirage, CA

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

Ms. Bright McClanahan called the meeting to order at 10:00 a.m. The meeting was held virtually via Microsoft Teams. She expressed thanks to the Board for their continued support and patience over the last several months as the Board continues to meet virtually due to the COVID-19 pandemic.

Ms. Bright McClanahan introduced Katelyn Wilcox Surmann, MSF Board Liaison, who reminded members to identify their physical location by stating the county, city, township, or village and state from which he or she is attending the meeting remotely, as required under the Open Meetings Act. Ms. Wilcox Surmann then conducted the attendance roll call.

**II. PUBLIC COMMENTS**

Ms. Wilcox Surmann explained the process for members of the public to participate. She introduced the following individuals before opening up the public comments for others.

- Awenate Cobbina, Chair of the Michigan Economic Development Corporation (MEDC) Executive Committee, provided an update on the status of the national search to fill the role of CEO of the MEDC. Mark Burton stepped down from the role officially on March 12. The search is progressing on schedule and as planned. In order to best fill the leadership void until a new CEO is named, recently the MEDC Executive Committee unanimously voted to have its Chairman and Vice-Chairman jointly serve in that capacity. Mr. Cobbina and D. Jeffrey Noel will be offering guidance, serving in the formal capacity of CEO, and approving all necessary actions to continue to keep the MEDC fully operational. Mr. Noel will serve as the official CEO, as legally required, with decisions and approvals being concurrently executed with Mr. Cobbina.
- Thye Fischman on behalf of Representative Julie Calley, spoke in support of the Middleville Main, LLC project in Middleville.

The following individuals spoke in support of the Middle Main, LLC project in Middleville.

- Patricia Rayl, Village Manager, Village of Middleville
- Katherine Schmidt, Director, Middleville Downtown Development Authority
- Jennifer Heinzman, President & CEO, Barry County Chamber and Economic Development Alliance
- Nichole Lyke, Economic Development Coordinator, Barry County Chamber and Economic Development Alliance

- Kevin Smith, Trustee, Village of Middleville
- Bonnie Gettys, President & CEO, Barry Community Foundation
- Matt Palmer, Assistant Plant Controller, Bradford White Corporation

The following individuals encouraged the Board to defer action on the proposed Brownfield Guidelines to allow an opportunity for broader discussion.

- Jill Ferrari, Founding Partner, Renovare Development, Detroit
- Anne Giroux, Executive Director, Marquette County Land Bank Authority and President, Michigan Association of Land Banks
- Bob Filka, CEO, Home Builders Association of Michigan
- Sandra Pearson, President & CEO, Habitat for Humanity of Michigan
- Justin Horvath, President & CEO, Shiawassee Economic Development Partnership and Secretary, Michigan Economic Developers Association Board of Directors
- Eric Schertzing, Ingham County Treasurer and Ingham County Land Bank Authority Member
- Richard Barr, Partner, Honigman LLP

Gary McDowell, Director, Michigan Department of Agriculture & Rural Development, spoke in support of the E.W. Grobbel Sons, Inc. project in Detroit.

### III. COMMUNICATIONS

Ms. Wilcox Surmann advised Board members that letters were received from Senator Sean McCann and Representative Julie Rogers in support of the 234 West Cedar, LLC and Park@Cedar, LLC - 400 Rose Phase 2 project in Kalamazoo and from Representative Julie Calley in support of the Middleville Main, LLC project in Middleville. A letter also was received from Shannon Morgan and Jill Ferrari of Renovare Development, a woman-owned social impact real estate development firm in Detroit, requesting the Board defer approval of the proposed Brownfield Guidelines and encouraged the criteria be expanded to match a national housing objective, greater access to tax increment financing (TIF) and include broader land bank participation. The letters are attached to the minutes.

*Paul Gentilozzi joined the meeting at 10:16 a.m.*

### IV. CONSENT AGENDA

#### **Resolution 2021-034 Approval of Consent Agenda Items**

Ms. Bright McClanahan asked if there were any questions from the Board regarding items under the Consent Agenda. There being none, Ronald W. Beebe motioned for the approval of the following:

- Proposed Meeting Minutes: February 23, 2021
- MSF Awardee Relief Initiative: Extension and Amendment and Strategic Fund Delegation of Authority – **2021-035 & 2021-036**
- Uptown/River's Edge Redevelopment: Brownfield Act 381 Work Plan Amendment – **2021-037**
- Grand Traverse Commons North Wing, Buildings 600 and 620: Brownfield Michigan Business Tax (MBT) Credit Amendment – **2021-038**
- Riverwest/Pine Street Development ONE: Brownfield Michigan Business Tax (MBT) Credit Amendment – **2021-039**
- Aptiv US Services General Partnership: Good Jobs for Michigan (GJFM) Program Amendment – **2021-040**
- Williams International Co., LLC: MSF-Designated Renaissance Zone Amendment – **2021-041**

Michael B. Kapp seconded the motion. **The motion carried: 11 ayes; 0 nays; 0 recused.**

**ROLL CALL VOTE:** Ayes: Britany L. Affolter-Caine, Ronald W. Beebe, Amanda Bright McClanahan (on behalf of Chairman Noel, designation attached), Susan Corbin, Rachael Eubanks, Paul Gentilozzi, September Hargrove, Michael B. Kapp (on behalf of Director Ajegba, designation attached), Charles P. Rothstein, Susan Tellier, Cindy Warner; Nays: None; Recused: None

**V. ADMINISTRATIVE**

**a. Resolution 2021-042 Brownfield Tax Increment Financing MSF Program: Guidelines Adoption**

*Lori Mullins, Managing Director of Community Development Incentives, and Rob Garza, Manager of Community Development Statutory Analysis, provided the Board with information regarding this action item. The action involves adoption of Brownfield Program Guidelines that are intended to consolidate key program information and policies into one MSF Board-approved document.* Following discussion, Ronald W. Beebe motioned for the approval of Resolution 2021-042. Paul Gentilozzi seconded the motion. **The motion carried: 11 ayes; 0 nays; 0 recused.**

**ROLL CALL VOTE:** Ayes: Britany L. Affolter-Caine, Ronald W. Beebe, Amanda Bright McClanahan (on behalf of Chairman Noel, designation attached), Susan Corbin, Rachael Eubanks, Paul Gentilozzi, September Hargrove, Michael B. Kapp (on behalf of Director Ajegba, designation attached), Charles P. Rothstein, Susan Tellier, Cindy Warner; Nays: None; Recused: None

Ronald W. Beebe motioned to move the Middleville Main, LLC item up on agenda. Paul Gentilozzi seconded the motion. **The motion carried: 11 ayes; 0 nays; 0 recused.**

**ROLL CALL VOTE:** Ayes: Britany L. Affolter-Caine, Ronald W. Beebe, Amanda Bright McClanahan (on behalf of Chairman Noel, designation attached), Susan Corbin, Rachael Eubanks, Paul Gentilozzi, September Hargrove, Michael B. Kapp (on behalf of Director Ajegba, designation attached), Charles P. Rothstein, Susan Tellier, Cindy Warner; Nays: None; Recused: None

**Resolution 2021-043 Middleville Main, LLC: Michigan Community Revitalization Program Direct Loan and Property Qualification**

*Sarah Rainero, Managing Director of Community Assistance Programs, provided the Board with information regarding this action item. The action involves approval of a Michigan Community Revitalization Program performance-based direct loan of up to \$990,000 and property qualification consistent with the finding and declarations in Section 90 of the MSF Act to support a community development project in the Village of Middleville. The project is expected to result in total capital investment of \$2,840,448.* Following discussion, Susan Corbin motioned for the approval of Resolution 2021-043. Michael B. Kapp seconded the motion. **The motion carried: 9 ayes; 2 nays; 0 recused.**

**ROLL CALL VOTE:** Ayes: Britany L. Affolter-Caine, Amanda Bright McClanahan (on behalf of Chairman Noel, designation attached), Susan Corbin, Rachael Eubanks, September Hargrove, Michael B. Kapp (on behalf of Director Ajegba, designation attached), Charles P. Rothstein, Susan Tellier, Cindy Warner; Nays: Ronald W. Beebe, Paul Gentilozzi; Recused: None

**VI. CAPITAL ACCESS**

**a. Resolution 2021-044 Grow Michigan II: Program Amendments**

*Chris Cook, Director of Capital Access, provided the Board with information regarding this action item. The action involves approval to amend certain terms and conditions to the program award for Grow Michigan II, LLC, a new mezzanine style loan fund. The scope of the proposed changes to the terms are designed to allow the fund to better pursue its mission of pursuing primarily public welfare investments.* Following discussion, Ronald W. Beebe motioned for the approval of Resolution 2021-044. September Hargrove seconded the motion. **The motion carried: 11 ayes; 0 nays; 0 recused.**

**ROLL CALL VOTE:** Ayes: Britany L. Affolter-Caine, Ronald W. Beebe, Amanda Bright McClanahan (on behalf of Chairman Noel, designation attached), Susan Corbin, Rachael Eubanks, Paul Gentilozzi, September Hargrove, Michael B. Kapp (on behalf of Director Ajegba, designation attached), Charles P. Rothstein, Susan Tellier, Cindy Warner; Nays: None; Recused: None

## VII. BUSINESS INVESTMENT

a. **Resolutions 2021-045, 2021-046 & 2021-047 E.W. Grobbel Sons, Inc. / City of Detroit Brownfield Redevelopment Authority: Michigan Business Development Program Grant, Jobs Ready Michigan Program Grant, and Brownfield Act 381 Work Plan (Grobbel Cold Storage Redevelopment Project)**

*Jibran Ahmed, Business Development Project Manager, provided the Board with information regarding these action items. The actions involve approval of a \$800,000 Michigan Business Development Program performance-based grant, a \$200,000 Jobs Ready Michigan Program performance-based grant and, state tax capture capped at \$3,276,724 for Act 381 eligible activities to support a business expansion project in the City of Detroit. The project is expected to result in the creation of 300 jobs and \$33,000,000 in total capital investment. Following discussion, Susan Corbin motioned for the approval of Resolution 2021-045. Michael B. Kapp seconded the motion. **The motion carried: 11 ayes; 0 nays; 0 recused.***

**ROLL CALL VOTE:** Ayes: Britany L. Affolter-Caine, Ronald W. Beebe, Amanda Bright McClanahan (on behalf of Chairman Noel, designation attached), Susan Corbin, Rachael Eubanks, Paul Gentilozzi, September Hargrove, Michael B. Kapp (on behalf of Director Ajegba, designation attached), Charles P. Rothstein, Susan Tellier, Cindy Warner; Nays: None; Recused: None

Charles P. Rothstein then motioned for the approval of Resolution 2021-046. Britany L. Affolter-Caine seconded the motion. **The motion carried: 11 ayes; 0 nays; 0 recused.**

**ROLL CALL VOTE:** Ayes: Britany L. Affolter-Caine, Ronald W. Beebe, Amanda Bright McClanahan (on behalf of Chairman Noel, designation attached), Susan Corbin, Rachael Eubanks, Paul Gentilozzi, September Hargrove, Michael B. Kapp (on behalf of Director Ajegba, designation attached), Charles P. Rothstein, Susan Tellier, Cindy Warner; Nays: None; Recused: None

Michael B. Kapp then motioned for the approval of Resolution 2021-047. Britany L. Affolter-Caine seconded the motion. **The motion carried: 11 ayes; 0 nays; 0 recused.**

**ROLL CALL VOTE:** Ayes: Britany L. Affolter-Caine, Ronald W. Beebe, Amanda Bright McClanahan (on behalf of Chairman Noel, designation attached), Susan Corbin, Rachael Eubanks, Paul Gentilozzi, September Hargrove, Michael B. Kapp (on behalf of Director Ajegba, designation attached), Charles P. Rothstein, Susan Tellier, Cindy Warner; Nays: None; Recused: None

*Ronald W. Beebe disconnected from the meeting at 11:59 a.m.*

*Paul Gentilozzi and Cindy Warner disconnected from the meeting at 12:00 p.m.*

b. **Talent Expansion Signature Initiative**

*Joshua Hundt, Executive Vice President & Chief Business Development Officer, provided an overview of the MEDC Talent Expansion Signature Initiative that has two components designed to address both near-term (COVID recovery period) and long-term (post-COVID) talent challenges in Michigan's economy. The initiative builds out programming in two different areas: (1) develop targeted training programs for MEDC focus industries, and (2) retention of college students with degrees in Science, Technology, Engineering and Math (STEM).*

**Resolution 2021-048 Regional Talent Innovation Grant Program: Guidelines and Funding Approval**

*Ryan Hundt, Regional Director of Retention & Growth, provided the Board with information regarding this action item. The action involves approval of program guidelines and allocation of \$7,500,000 in Community Development Block Grant CARES Act funding to support a program that leverages local economic development organizations and workforce development partners as “laboratories of innovation” through competitive pilot programs.* Following discussion, Britany L. Affolter-Caine motioned for the approval of Resolution 2021-048. Susan Tellier seconded the motion. **The motion carried: 8 ayes; 0 nays; 0 recused.**

**ROLL CALL VOTE:** Ayes: Britany L. Affolter-Caine, Amanda Bright McClanahan (on behalf of Chairman Noel, designation attached), Susan Corbin, Rachael Eubanks, September Hargrove, Michael B. Kapp (on behalf of Director Ajegba, designation attached), Charles P. Rothstein, Susan Tellier; Nays: None; Recused: None

**Resolution 2021-049 Tech Talent Expansion - STEM Internships and Startups Program: Ann Arbor SPARK Grant Approval**

*Fredrick Molnar, Vice President of Entrepreneurship & Innovation, provided the Board with information regarding this action item. The action involves approval of a grant of up to \$1,500,000 from FY 2021 Business Attraction and Community Revitalization funds to Ann Arbor SPARK to support a statewide pilot to scale up of a program that places STEM graduates into internships that have the potential to turn into full-time jobs.* Following discussion, Britany L. Affolter-Caine motioned for the approval of Resolution 2021-049. Susan Tellier seconded the motion. **The motion carried: 8 ayes; 0 nays; 0 recused.**

**ROLL CALL VOTE:** Ayes: Britany L. Affolter-Caine, Amanda Bright McClanahan (on behalf of Chairman Noel, designation attached), Susan Corbin, Rachael Eubanks, September Hargrove, Michael B. Kapp (on behalf of Director Ajegba, designation attached), Charles P. Rothstein, Susan Tellier; Nays: None; Recused: None

**VIII. IMAGE/BRANDING**

**a. Tourism and Business Marketing Request for Proposals (RFPs)**

*Doug Kuiper, Senior Vice President of Marketing & Communications, provided the Board with information regarding these action items. The actions involve approval of four RFPs to obtain proposals from advertising, marketing, and public relations agencies to support the integrated marketing, communications, and advertising activities that promote Michigan as a world-class travel destination and business location.*

**i. Resolution 2021-050 Tourism Marketing Advertising RFP**

Following discussion, Michael B. Kapp motioned for the approval of Resolution 2021-050. Susan Corbin seconded the motion. **The motion carried: 8 ayes; 0 nays; 0 recused.**

**ROLL CALL VOTE:** Ayes: Britany L. Affolter-Caine, Amanda Bright McClanahan (on behalf of Chairman Noel, designation attached), Susan Corbin, Rachael Eubanks, September Hargrove, Michael B. Kapp (on behalf of Director Ajegba, designation attached), Charles P. Rothstein, Susan Tellier; Nays: None; Recused: None

**ii. Resolution 2021-051 Business Marketing Advertising RFP**

September Hargrove motioned for the approval of Resolution 2021-051. Britany L. Affolter-Caine seconded the motion. **The motion carried: 8 ayes; 0 nays; 0 recused.**

**ROLL CALL VOTE:** Ayes: Britany L. Affolter-Caine, Amanda Bright McClanahan (on behalf of Chairman Noel, designation attached), Susan Corbin, Rachael Eubanks, September Hargrove, Michael B. Kapp (on behalf of Director Ajegba, designation attached), Charles P. Rothstein, Susan Tellier; Nays: None; Recused: None

iii. **Resolution 2021-052 Travel and Business Public Relations and Communications RFP**

Susan Tellier motioned for the approval of Resolution 2021-052. Britany L. Affolter-Caine seconded the motion. **The motion carried: 8 ayes; 0 nays; 0 recused.**

**ROLL CALL VOTE:** Ayes: Britany L. Affolter-Caine, Amanda Bright McClanahan (on behalf of Chairman Noel, designation attached), Susan Corbin, Rachael Eubanks, September Hargrove, Michael B. Kapp (on behalf of Director Ajegba, designation attached), Charles P. Rothstein, Susan Tellier; Nays: None; Recused: None

iv. **Resolution 2021-053 Seasonal Travel Guide RFP**

Britany L. Affolter-Caine motioned for the approval of Resolution 2021-053. September Hargrove seconded the motion. **The motion carried: 8 ayes; 0 nays; 0 recused.**

**ROLL CALL VOTE:** Ayes: Britany L. Affolter-Caine, Amanda Bright McClanahan (on behalf of Chairman Noel, designation attached), Susan Corbin, Rachael Eubanks, September Hargrove, Michael B. Kapp (on behalf of Director Ajegba, designation attached), Charles P. Rothstein, Susan Tellier; Nays: None; Recused: None

**IX. COMMUNITY VITALITY**

a. **Resolutions 2021-054 & 2021-055 234 West Cedar, LLC and Park@Cedar, LLC / City of Kalamazoo Brownfield Redevelopment Authority: Michigan Community Revitalization Program Loan Participation Award and Brownfield Act 381 Work Plan (400 Rose Phase 2 Project)**

*Michelle Audette-Bauman, Community Assistance Team Specialist, provided the Board with information regarding these action items. The actions involve approval of a \$4,850,000 Michigan Community Revitalization Program Loan Participation award and state tax capture capped at \$1,821,217 for Act 381 eligible activities to support a community development project in the City of Kalamazoo. The project is expected to result in total capital investment of \$26,204,164.* Following discussion, Michael B. Kapp motioned for the approval of Resolution 2021-054. Susan Tellier seconded the motion. **The motion carried: 8 ayes; 0 nays; 0 recused.**

**ROLL CALL VOTE:** Ayes: Britany L. Affolter-Caine, Amanda Bright McClanahan (on behalf of Chairman Noel, designation attached), Susan Corbin, Rachael Eubanks, September Hargrove, Michael B. Kapp (on behalf of Director Ajegba, designation attached), Charles P. Rothstein, Susan Tellier; Nays: None; Recused: None

Michael B. Kapp then motioned for the approval of Resolution 2021-055. Britany L. Affolter-Caine seconded the motion. **The motion carried: 8 ayes; 0 nays; 0 recused.**

**ROLL CALL VOTE:** Ayes: Britany L. Affolter-Caine, Amanda Bright McClanahan (on behalf of Chairman Noel, designation attached), Susan Corbin, Rachael Eubanks, September Hargrove, Michael B. Kapp (on behalf of Director Ajegba, designation attached), Charles P. Rothstein, Susan Tellier; Nays: None; Recused: None

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

**X. ENTREPRENEURSHIP**

**a. Resolution 2021-056 University Early-Stage Proof of Concept ADVANCE Fund: Joint Evaluation Committee RFP Award Recommendation**

*Denise Graves, University Relations Director, provided the Board with information regarding this action item. The action involves approval of Michigan State University for the administration of the University Early-Stage Proof of Concept ADVANCE Fund, allocation of \$250,000 for a one-year term, and delegation of authority to the MSF Fund Manager to negotiate and execute the final terms and conditions of the grant agreement.* Following discussion, Susan Tellier motioned for the approval of Resolution 2021-056. Charles P. Rothstein seconded the motion. **The motion carried: 7 ayes; 0 nays; 1 recused.**

**ROLL CALL VOTE:** Ayes: Amanda Bright McClanahan (on behalf of Chairman Noel, designation attached), Susan Corbin, Rachael Eubanks, September Hargrove, Michael B. Kapp (on behalf of Director Ajegba, designation attached), Charles P. Rothstein, Susan Tellier; Nays: None; Recused: Britany L. Affolter-Caine

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

**IX. COMMUNITY VITALITY (continued)**

**b. Resolution 2021-057 City of Grand Rapids Brownfield Redevelopment Authority: Brownfield Act 381 Work Plan (470 Market Redevelopment Project)**

*Dana Kollewehr, Community Assistance Team Specialist, provided the Board with information regarding this action item. This action involves approval of state tax capture capped at \$2,674,141 for Act 381 eligible activities to support a community development project in the City of Grand Rapids. The project is expected to result in total capital investment of \$31,276,633.* Following discussion, Michael B. Kapp motioned for the approval of Resolution 2021-057. Susan Tellier seconded the motion. **The motion carried: 8 ayes; 0 nays; 0 recused.**

**ROLL CALL VOTE:** Ayes: Britany L. Affolter-Caine, Amanda Bright McClanahan (on behalf of Chairman Noel, designation attached), Susan Corbin, Rachael Eubanks, September Hargrove, Michael B. Kapp (on behalf of Director Ajegba, designation attached), Charles P. Rothstein, Susan Tellier; Nays: None; Recused: None

Ms. Bright McClanahan adjourned the meeting at 12:45 p.m.



**MICHIGAN ECONOMIC**  
DEVELOPMENT CORPORATION

March 18, 2021

Michigan Strategic Fund  
300 N. Washington Square  
Lansing, MI 48913

RE: Designation of Amanda Bright McClanahan

To Whom It May Concern:

Pursuant to MCLA 16.51, I hereby confirm my designation of Amanda Bright McClanahan as the person authorized and empowered to act in my stead as a member of the Michigan Strategic Fund board for scheduled meetings I am unable to attend.

Sincerely,

D. Jeffrey Noel  
President & Chairman, MSF  
Chief Executive Officer, MEDC

PURE *M*ICHIGAN®





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



March 22, 2021

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 following items on the Michigan Strategic Fund Board Meeting Agenda on Tuesday, March 23, 2021.

- University Early-Stage Proof of Concept – ADVANCE Fund

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



**THE SENATE**  
**STATE OF MICHIGAN**

**SEAN McCANN**

20TH DISTRICT

P.O. BOX 30036

LANSING, MI 48909-7536

PHONE: (517) 373-5100

FAX: (517) 373-5115

sensmccann@senate.michigan.gov

March 22, 2021

Jeff Noel  
Chairperson  
Michigan Strategic Fund  
300 N. Washington Sq.  
Lansing, MI48913

Dear Mr. Noel:

I write to express my support for the 400 Rose Phase 2 Project's request for a Michigan Community Revitalization Program loan and the City of Kalamazoo Brownfield Redevelopment Authority's request for state tax capture. As a former Executive Director of the Vine Neighborhood Association and the current state Senator for Kalamazoo County, I am excited to support projects such as 400 Rose apartments which are a part of the continued revitalization of the Vine Neighborhood and further economic development for the wider Kalamazoo area.

The 400 Rose Phase 2 Project includes a new four-story mixed-use building which will feature 101 apartments, a small commercial space, 115 underground parking spaces, and 12 at-grade spaces over 1.35-acre site. Approximately 10% of the apartment units will be designated as workforce housing for households making 80% to 120% of the area median income.

The addition of truly affordable housing would help Kalamazoo meet the needs of its community and provide a critical component of equitable development. The 400 Rose apartments would provide accessible and affordable housing for residents within walking distance of downtown shopping, dining, and entertainment, and top employers in the area such as Bronson Hospital, Zoetis, and Western Michigan University Stryker School of Medicine.

I thank you for your time and urge your support of this request.

Sincerely,

A handwritten signature in black ink, appearing to read "SMcCann", written over a horizontal line.

Sean McCann

**State Senator**

20<sup>th</sup> District – Kalamazoo County



60TH DISTRICT  
STATE CAPITOL  
P.O. BOX 30014  
LANSING, MI 48909-7514

MICHIGAN HOUSE OF REPRESENTATIVES

**JULIE M. ROGERS**

STATE REPRESENTATIVE

PHONE: (517) 373-1785  
FAX: (517) 373-5762  
JulieRogers@house.mi.gov

March 23, 2021

Jeff Noel  
Michigan Strategic Fund President & Chairman - CEO  
Michigan Economic Development Corporation

Dear Chairman Noel,

Please accept this letter of support for the 400 Rose Phase 2 Project in Kalamazoo and the request from the City of Kalamazoo Brownfield Redevelopment Authority for state tax capture. This project is a significant investment in the Kalamazoo community and will also help alleviate brownfield conditions.

As a former member of the Kalamazoo County Brownfield Redevelopment Authority Board, I am familiar with brownfields and appreciate the complexity these projects often take on.

The new four-story mixed-use building will include 101 apartments, a small commercial space, and necessary parking. It will also include units designated as workforce housing for households making 80 to 120 percent of the area median income. This project will add much-needed housing near the primary downtown retail corridor and will be within walking distance of employers like Bronson Hospital, Zoetis, and Western Michigan University Stryker School of Medicine. It will also help improve public spaces like sidewalks and landscaping enhancements.

As this multi-million-dollar state and local revitalization investment continues, further jobs and housing opportunities will be created in the Kalamazoo community. As such, I request the support of the Michigan Strategic Fund Board for this project. If you have any questions, I can be reached at 517-373-1785.

Sincerely,

Julie M. Rogers  
State Representative  
Michigan House of Representatives  
House District 60





87TH DISTRICT  
STATE CAPITOL  
P.O. BOX 30014  
LANSING, MI 48909-7514

MICHIGAN HOUSE OF REPRESENTATIVES

**JULIE CALLEY**  
STATE REPRESENTATIVE

PHONE: (517) 373-0842  
FAX: (517) 373-6979  
juliecalley@house.mi.gov  
www.repcalley.com

March 22, 2021

Chairperson Jeff Noel  
Michigan Strategic Fund

Dear MEDC Chairperson:

I am writing to express support for Middleville Main LLC's application for the Michigan Community Revitalization Program loan. The essential loan funds are fundamental as the Middleville Village Council supports growth and revitalization in their community. The performance-based loan will create jobs and result in more than \$2.8 million in total capital investment.

I urge the Michigan Strategic Fund to support the Middleville Village Council to improve their community and support the Middleville Main LLC project. The project revitalization plans to re-develop the vacant lot located at 112 East Main Street, once home to the Middleville Hotel. The new development will consist of a multi-purpose, mixed-use facility that includes space for new storefronts and downtown apartments. The innovative space will draw talent and business that will strengthen Middleville for generations to come.

The project will improve the village infrastructure by connecting the commercial corridor both functionally and visually. Local organizations and taxpayers support the project through a \$20,000 contribution from the Middleville Downtown Development Authority and a \$29,205 Commercial Redevelopment tax abatement. The project's development team has an extensive history of successful projects, including Grand Rapids, Cascade, South Haven, and Kentwood.

Given the opportunity, the Michigan Community Revitalization Program loan will support Middleville Main LLC's in making downtown Middleville a place to do business and raise a family. The addition of this space will encourage families to place their roots right here in our District and make Southwest Michigan their home. Thank you for considering Middleville Main LLC's application for the Michigan Community Revitalization Program loan. Along with my constituents, I sincerely appreciate the consideration of the board.

Sincerely,

A handwritten signature in cursive script that reads "Julie Calley".

Julie Calley  
State Representative  
87<sup>th</sup> District  
517-230-3947



RENOVARE DEVELOPMENT  
42 WATSON, SUITE B  
DETROIT, MI 48201

March 23, 2021

Jeff Noel, President and CEO  
Michigan Strategic Fund  
300 North Washington Square  
Lansing MI, 48913

**Regarding: MSF Brownfield Guidelines**

Dear MSF Board Members:

Renovare Development is woman-owned social impact real estate development firm that focuses on transformational projects throughout Michigan. Our Founding Partners have extensive backgrounds in mixed-use redevelopment, mixed-income and affordable housing, and brownfield redevelopment with over fifty years of combined experience. Our founders sit on numerous statewide and national boards, including the National Brownfield Coalition Board and were the recipient of the 2019 National Lifetime Achievement Award for Redevelopment in Brownfield on behalf of the US EPA and The Center for Creative Land Recycling.

**We are writing to request the board defer the approval of the currently proposed MSF Brownfield Guidelines.** Michigan has an opportunity to expand our guidelines to match the long-term objectives of the National Regeneration Strategy by increasing the competitiveness of our cities and towns, expanding the brownfield toolkit, and encouraging more collaboration with the private sector and local governments by creating broader partnerships with the state agencies. This strategy should include greater access to TIF and land banking tools. A report recently released through the Lincoln Institute of Land Policy provides guidance on how cities, towns, counties, and states can come together to solve our housing and development challenges, which includes increasing tools for brownfield redevelopment and deeper collaboration with land banks/land trusts to create more creative financing options.

The nation is facing a national affordable housing crisis that has grown more urgent under the stress of COVID-19. Michigan's housing inventory is down 56% in comparison to March of 2020. Rising construction costs, rising income inequality, impacts on global investment capital, stagnant incomes, and lack of innovation in the construction sector have all deepened the crisis. Our communities are facing challenges with economic growth, as they have businesses that need to expand but do not have access to housing and have limited access to resources and tools for development. Communities face population loss and our most vulnerable citizens will be further displaced without the expansion of for-sale and rental housing stock.

Challenges demand collaboration. While Michigan works on the first Statewide Housing Policy, we have the opportunity to create solutions now. We once again ask the Board to defer approval, expand the criteria to match national objective, and amend Appendix B to encourage a broader land bank participation.

Thank you for your time and consideration.

Sincerely,

*Shannon Morgan*

Shannon Morgan  
Founding Partner

*Jill Ferrari*

Jill Ferrari  
Founding Partner