

**MICHIGAN STRATEGIC FUND  
APPROVED SPECIAL SESSION MINUTES  
SEPTEMBER 7, 2022**

**Member Present**

Quentin L. Messer, Jr.

**Members joined remotely**

Britany L. Affolter-Caine

Ronald W. Beebe

Susan Corbin

Rachael Eubanks

Dimitrius Hutcherson

Michael B. Kapp (on behalf of Director Ajegba)

Charles P. Rothstein

Cindy Warner

**Members Absent**

Paul Gentilozzi

Susan Tellier

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

Mr. Messer called the meeting to order at 9:01 a.m. The meeting was held in person in the Lake Michigan Conference Room at the MEDC headquarters building in Lansing with optional participation remotely.

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

*Britany L. Affolter-Caine joined the meeting at 9:06 a.m.*

**II. PUBLIC COMMENT**

Ms. Wilcox Surmann explained the process for members of the public to participate. State Representative Christine Morse offered comments in support of the Tall Timbers Portage, LLC project in Portage.

Dominic Cochran, Director of the Lansing Public Media Center, the Mayor's Office of Community Media, and Co-Founder and Co-Director of the Capital City Film Festival expressed concern about a Revitalization and Placemaking (RAP) program subgrant application submitted by the City of Lansing. There were several projects included as part of the application that were not recommended for funding, including the Ovation Center for Music and Arts. He encouraged MSF Board members and the MEDC to find a way to fund this project.

**III. COMMUNICATIONS**

The MSF Board received an email communication and supporting documentation from Robbie Nguyen, Development Manager of NorthPoint Development, related to concerns expressed by Wendy Caldwell-Liddell of Detroit regarding redevelopment of the former AMC headquarters project in Detroit. The material was included in the MSF Board meeting packet.

The MSF Board also received letters from State Senator Sean McCann, State Representative Matt Hall, State Representative Christine Morse, and Jonas Peterson, CEO of Southwest Michigan First, in support of the Tall Timbers Portage, LLC project in Portage. The letters are attached to the minutes.

### **MSF Subcommittee Report**

Ronald W. Beebe, chair of the MSF Finance and Investment Subcommittee, said the subcommittee has not met since the last MSF Board meeting and had nothing new to report. Cindy Warner, chair of the MSF Policy and Planning Subcommittee, said the subcommittee recently held an informative meeting on programs for educational purposes, but had no updates to report.

## **IV. CONSENT AGENDA**

### **Resolution 2022-134 Approval of Consent Agenda Items**

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

- a. Proposed Meeting Minutes: August 23, 2022
- b. City of Houghton: CDBG Water Related Infrastructure Project Amendment – **2022-135**
- c. Village of Fowlerville: CDBG Water Related Infrastructure Project Amendment – **2022-136**
- d. City of Bangor: CDBG Water Related Infrastructure Project Amendment – **2022-137**

Dimitrius Hutcherson seconded the motion. **The motion carried: 9 ayes; 0 nays; 0 recused.**

**ROLL CALL VOTE:** 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, Cindy Warner; Nays: None; Recused: None

## **V. ATTRACT, RETAIN AND GROW BUSINESS**

### **a. Resolution 2022-138 Thomas Township: Strategic Site Readiness Program Grant (Hemlock Semiconductor Operations, LLC Expansion Project)**

*Jeremy Webb, Interim Managing Director of Business Development Projects, provided the Board with information regarding this action item. The action involves approval of a \$27,000,000 Strategic Site Readiness Program performance-based grant to support public infrastructure and utility upgrades for a business development project in the semiconductor industry in Thomas Township, Saginaw County. The project is expected to result in up to \$375,000,000 in total capital investment and the creation of up to 170 jobs.* Following discussion, Ronald W. Beebe motioned for the approval of Resolution 2022-138. Britany L. Affolter-Caine seconded the motion. **The motion carried: 9 ayes; 0 nays; 0 recused**

**ROLL CALL VOTE:** 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, Cindy Warner; Nays: None; Recused: None

## **VI. DEVELOP ATTRACTIVE PLACES**

### **a. Resolutions 2022-139 & 2022-140 Revitalization and Placemaking Program: Approval of Grant Awards, Waiver for Administrative Allocation, and Delegation of Authority Actions**

*Michele Wildman, Executive Vice President of Economic Development Incentives, and Jake Winder, Manager of Community Development Incentives, provided the Board with information regarding these action items. The actions involve approval of twenty-two statewide Revitalization and Placemaking (RAP) grant awards totaling \$83,805,739, waiver of the amended RAP guidelines to allow up to ten percent of the award amount to be considered eligible costs to be used by the grantee for administrative and project management expenses in connection with administration of the grant, and delegation of authority to the MSF President or MSF Fund Manager to approve certain actions related to the RAP grant awards.* Following discussion, Quentin L. Messer, Jr. motioned for the approval of Resolution 2022-139. Cindy Warner seconded the motion. **The motion carried: 9 ayes; 0 nays; 0 recused.**

**ROLL CALL VOTE:** 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, Cindy Warner; Nays: None; Recused: None

Dimitrius Hutcherson then motioned for the approval of Resolution 2022-140. Quentin L. Messer, Jr. seconded the motion. **The motion carried: 9 ayes; 0 nays; 0 recused.**

**ROLL CALL VOTE:** 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, Cindy Warner; Nays: None; Recused: None

- b. **Resolution 2022-141 City of Portage Brownfield Redevelopment Authority / Tall Timbers Portage, LLC: Brownfield Act 381 Work Plan (Tall Timbers Project)**  
*Michelle Audette-Bauman, Senior Community Development Manager, provided the Board with information regarding this action item. The action involves approval of state tax capture for Act 381 eligible activities capped at \$4,749,348 to support a community development project in the City of Portage, Kalamazoo County. The project is expected to result in total capital investment of \$48,564,252.* Following discussion, Quentin L. Messer, Jr. motioned for the approval of Resolution 2022-141. Britany L. Affolter-Caine seconded the motion. **The motion carried: 9 ayes; 0 nays; 0 recused.**

**ROLL CALL VOTE:** 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, Cindy Warner; Nays: None; Recused: None

Mr. Messer adjourned the meeting at 9:49 a.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



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

**SEAN McCANN**

20TH DISTRICT

P.O. BOX 30036

LANSING, MI 48909-7536

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sensmccann@senate.michigan.gov

September 2, 2022

Quentin L. Messer  
Chair, Michigan Strategic Fund  
300 N. Washington Square  
Lansing, Michigan 48913

**RE: Support for Tall Timbers Project, Portage, Michigan**

Dear Mr. Messer:

I write in support of Brownfield Redevelopment tax increment financing for the Tall Timbers Project in Portage, Michigan. I hear often from constituents about the need for more housing capacity and the prospect of 180 new units in a desirable, walkable residential area is appealing. The developers have indicated to me that this project includes new workforce housing, a need I have heard from local leaders in Portage. This is particularly attractive to our companies, families and individuals that are looking to locate here now and in the future.

The developers indicate that Tall Timbers has characteristics that will be good for Kalamazoo County and the City of Portage. Those project characteristics include but are not limited to the following.

- An urban feel project, with a high degree of walkability to services, while being just a few hundred yards away from outdoor activities.
- A high-quality project which is also the first LEED Gold multi-family residential project in Portage.
- The project size, at 180 units of apartments on a dense site is helpful from an immediate impact standpoint.
- 10% of the units have been reserved for workforce housing, something that is beneficial to the community.
- The Mayor of Portage has indicated that housing is a key focus for the City of Portage.

The developers in this case have a long track record in Kalamazoo County and an interest in building a thriving local community. I am encouraged that these quality, Portage-based developers are prioritizing projects that would address our community's housing needs.

The Tall Timbers residential construction project would positively impact the quality of life of Portage and Kalamazoo County residents. Thank you for your consideration of support.

Sincerely,

A handwritten signature in black ink, appearing to read 'SMcCann', with a long horizontal flourish extending to the right.

Sean McCann  
State Senator – 20<sup>th</sup> District



63RD DISTRICT  
STATE CAPITOL  
P.O. BOX 30014  
LANSING, MI 48909-7514  
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MICHIGAN HOUSE OF REPRESENTATIVES

**MATT HALL**  
STATE REPRESENTATIVE

COMMITTEES:  
OVERSIGHT, CHAIR  
EDUCATION  
REGULATORY REFORM  
TAX POLICY

September 1, 2022

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

RE: Support for Tall Timbers Project, Portage, Michigan

Dear Mr. Messer,

It is my pleasure to provide my strong support for the Tall Timbers multi-family project proposed in Portage. Tall Timbers will assist in mitigating critical housing shortages in the City of Portage and Southwest Michigan needed to support existing residents and the talent attraction and retention efforts of critical global employers like Pfizer and Stryker. Our region is working together with the State to attract significant new jobs to the region and the execution of the Tall Timbers development assists in demonstrating that our region has the will and the path to ensure additional housing is created and available to keep pace with new job attraction at a variety of important and mega-sites in the region.

This project has also been supported by:

- The City of Portage
- Southwest Michigan First
- The WE Upjohn Institute
- Battle Creek Unlimited
- Senator Sean McCann

Without the State's support of the Brownfield TIF, Tall Timbers will not be feasible. Furthermore, the State needs experienced developers like Roger Hinman of the Hinman Company and Joe Gesmundo of AVB to move impactful projects like this forward.

I am hopeful that the Michigan Strategic Fund Board will see this important project as a priority and provide its support in the form of approval of the Act 381 Plan and the related TIF capture.

Sincerely,

Matt Hall, State Representative



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124 N Capitol Ave  
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995  
(517)373-1774  
christinemorse@house.mi.gov

Christine Morse  
Michigan House of Representatives  
61

Committees  
Energy Policy  
Health Policy

Quentin L. Messer, Jr.  
Chairperson of the Michigan Strategic Fund Board  
Co: Gloria Carnicom (MEDC)

Dear Chairperson,

I write today to express my support for the Tall Timbers project brought forward by the City of Portage. This project would have an outsized positive effect on the City of Portage, which is a growing community in need of significant investment, especially in housing. The Tall Timbers project has been approved by the Portage City Council and is considered a priority as it will address increased housing needs, in part spurred by the expansion of some of our community's largest employers, such as Stryker, Pfizer, and more.

Not only is this project supported by local leaders, but it has financial support as well. Tall Timbers is supported by the local portion of the brownfield plan, with a value of over \$6 million. This project is well positioned to be successfully completed and provide an important investment into the growth of the City of Portage. Included in the benefits of this project is its commitment to meeting goals of workforce and mixed-income housing. Tall timbers will reserve 10% of units for those making between 80-120% of the median income of the area, meaning this housing will directly support our workforce. Not only is the project workforce-friendly, but Tall Timbers has also been working to collaborate with EGLE on environmental eligible activities.

Tall Timbers is a timely and necessary investment into the City of Portage, and into the State of Michigan. I gladly share my support without reservation for the project and their request for the over \$4 million in state tax capture. I look forward to seeing the decision of the Michigan Strategic Fund and hope to see Tall Timbers on its way to completion in the near future.

Sincerely,

A handwritten signature in black ink, appearing to read "Christine Morse", written in a cursive style.

Christine Morse  
State Representative- HD 61



September 2, 2022

Michigan Strategic Fund  
Michigan Economic Development Corporation  
300 N. Washington Square  
Lansing, Michigan 48913

Chairperson Messer,

**RE: Support for Tall Timbers Project, Portage, Michigan**

It is my pleasure to provide Southwest Michigan First's support for the Tall Timbers Project in Portage, Michigan. As we continue our economic development retention and attraction work in Southwest Michigan, housing plays an important role. In particular, housing that provides both new opportunities and also helps to free up other existing workforce housing. When our customers are evaluating where to locate a project they are not only looking for what the community has to offer today but also what is planned in the next 3-5 years for their future employees. In addition to new companies coming into the area, a project like Tall Timbers is also beneficial to local companies like Pfizer and Stryker who have been actively hiring new employees in Portage.

In addition to providing housing for Portage and Southwest Michigan, Tall Timbers has many unique characteristics that interest companies that are looking to join, grow and expand in our region. Those project characteristics include but are not limited to the following.

- The project size, at 180 units of apartments on a dense site is helpful from an immediate impact standpoint.
- 10% of the units have been reserved for workforce housing, something that is beneficial to the community.
- An urban feel project, with a high degree of walkability to services, while being just a few hundred yards away from outdoor activities.
- A high-quality project which is also the first LEED Gold multi-family residential project in Portage.
- The regions that Portage and Southwest Michigan recruit against have this type of highly desirable housing in suburban settings.
- Both the MEDC and Southwest Michigan First need housing like this to support growth and attraction projects.

Further, the developers, Joe Gesmundo of AVB and Roger Hinman of the Hinman Company have a long history of successful residential, office, commercial and mix-used projects in Southwest Michigan. We know that you can expect a quality project with these Portage based developers.

Please feel free to reach out with any question or concerns.



Jonas Peterson  
CEO