

MICHIGAN STRATEGIC FUND
APPROVED MEETING MINUTES
January 28, 2025

Member Present

Quentin L. Messer, Jr.

Members Joined Remotely

Britany L. Affolter-Caine

Wesley Eklund

Rachael Eubanks

John Groen (on behalf of Director Corbin)

Michael B. Kapp (on behalf of Director Wieferich)

Dan Meyering

Leon Richardson

Charles P. Rothstein

Susan Tellier

Cindy Warner

Absent

Randy Thelen

Dimitrius Hutcherson

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.

Mr. Messer introduced Ms. Davenport, MSF Board Liaison, who conducted the attendance roll call.

II. PUBLIC COMMENT

Dr. Britany Affolter-Caine joined the meeting remotely at 9:02 a.m.

Ms. Davenport explained the process for members of the public to participate. Public comment was had.

III. COMMUNICATIONS

Ms. Davenport stated that communications were shared with the MSF Board via email on Friday, January 24th, and Monday, January 27th.

Quentin L. Messer Jr. provided updates on subcommittee activity on behalf of Dimitrius

Hutcherson, Chair of the MSF Finance and Investment Subcommittee.

IV. CONSENT AGENDA

Resolution 2025-001, Approval of Consent Agenda Items

Mr. Messer asked if there were any questions from Board Members regarding items under the Consent Agenda. There being none, Charles P. Rothstein motioned for the approval of the following:

1. Proposed December 10, 2024, Meeting Minutes
2. Neogen Expansion Brownfield Redevelopment Project Act 381 Work Plan Amendment **2025-002**
3. BorgWarner, Inc. MBDP Grant Amendment **2025-003**
4. CDBG Public Gathering Spaces Initiative Grant Amendments **2025-004**
5. Project DIAMOND Statewide Expansion: Department of Energy Award Acceptance & Allocation of Funds to Automation Alley **2025-005**
6. UL, LLC MBDP Grant Amendment **2025-006**
7. The District Detroit Transformational Brownfield Redevelopment Plan Amendment **2025-007**

Charles P. Rothstein motioned for the approval of Resolution 2025-001 to approve the Consent Agenda. Quentin L. Messer, Jr. seconded the motion. **The motion carried: 10 ayes; 0 nays; 0 recused.**

ROLL CALL VOTE: Ayes: Dr. Britany Affolter-Caine, Wesley Eklund, Rachael Eubanks, John Groen (on behalf of Director Corbin, designation attached), Michael B. Kapp (on behalf of Director Wieferich, designation attached), Quentin L. Messer, Jr., Dan Meyering, Leon Richardson, Charles P. Rothstein, Susan Tellier; Nays: None; Recused: None.

V. DEVELOP ATTRACTIVE PLACES

a. Resolution 2025-008 The Pontiac Exchange Transformational Brownfield Plan.

Dominic Romano, Senior Community Development Manager, supported by Dennis Griffin of Pontiac OZ I, LLC, Mayor Tim Greimel of the City of Pontiac, Brad Hansen of the Oakland County Brownfield Redevelopment Authority, provided the Board with information regarding this action. The request involves the consideration of a resolution to approve a Transformational Brownfield Plan incentive package in the aggregate amount of \$79,232,145 reimbursed over 30 years to the Oakland County Brownfield Redevelopment Authority and Pontiac OZ I, LLC.

Following discussion, Susan Tellier motioned for the approval of Resolution 2025-008 for the Transformational Brownfield Plan. Leon Richardson seconded the motion. **The motion carried: 10 ayes, 0 nays, 0 recused.**

ROLL CALL VOTE: Ayes: Dr. Britany Affolter-Caine, Wesley Eklund, Rachael

Eubanks, John Groen (on behalf of Director Corbin, designation attached), Michael B. Kapp (on behalf of Director Wieferich, designation attached), Quentin L. Messer, Jr., Dan Meyering, Leon Richardson, Charles P. Rothstein, Susan Tellier; Nays: None; Recused: None.

a. **Resolution 2025-009 New Vision Lansing Transformational Brownfield Plan.**

Rachel Elsinga, Community Development Manager, supported by Paul Gentilozzi and John Gentilozzi of Gentilozzi Real Estate, and Karl Dorshimer of the Lansing Economic Development Corporation, provided the Board with information regarding the requested action. The request involves the consideration of a resolution to approve a Transformational Brownfield Plan incentive package in the aggregate amount of \$202,225,217 reimbursed over 30 years to the City of Lansing Brownfield Redevelopment Authority and New Vision Lansing, LLC.

Following discussion, Michael B. Kapp motioned for the approval of Resolution 2025-009 to approve the Transformational Brownfield Plan. Charles P. Rothstein seconded the motion. **The motion carried: 10 ayes, 0 nays, 0 recused.**

ROLL CALL VOTE: Ayes: Dr. Britany Affolter-Caine, Wesley Eklund, Rachael Eubanks, John Groen (on behalf of Director Corbin, designation attached), Michael B. Kapp (on behalf of Director Wieferich, designation attached), Quentin L. Messer, Jr., Dan Meyering, Leon Richardson, Charles P. Rothstein, Susan Tellier; Nays: None; Recused: None.

b. **Resolution 2025-010 Aria Warren Detroit, LLC, Michigan Community**

Revitalization Program Loan. Megan McGreal, Senior Community Development Manager, supported by Emory Matthews of Aria Warren Detroit, LLC, and David Howell of the Detroit Economic Growth Corporation, provided the Board with information regarding this requested action. The request involves the consideration of a resolution to approve a Michigan Community Revitalization Program Loan in the amount of up to \$2,428,000 to Aria Warren Detroit, LLC.

Following discussion, Quentin L. Messer, Jr. motioned for the approval of Resolution 2025-010 for the Michigan Community Revitalization Program Loan. Michael B. Kapp seconded the motion. **The motion carried: 10 ayes, 0 nays, 0 recused.**

ROLL CALL VOTE: Ayes: Dr. Britany Affolter-Caine, Wesley Eklund, Rachael Eubanks, John Groen (on behalf of Director Corbin, designation attached), Michael B. Kapp (on behalf of Director Wieferich, designation attached), Quentin L. Messer, Jr., Dan Meyering, Leon Richardson, Charles P. Rothstein, Susan Tellier; Nays: None; Recused: None.

Cindy Warner joined the meeting remotely at 10:17 a.m.

VI. ATTRACT, RETAIN, AND GROW BUSINESS

- a. **Resolution 2025-011 Pulse Primary Care Holdings, LLC, Michigan Business Development Program Grant.** Paul Krepps, Senior Foreign Direct Investment Consultant, supported by Dr. Belal Abdallah and Sandy Kronenberg of Pulse Primary Care, and Maureen Donohue Krauss of the Detroit Regional Partnership, provided the Board with information regarding the requested action. The request involves the consideration of a resolution to approve a Michigan Business Development Program Grant in the amount of up to \$3,450,000 to Pulse Primary Care Holdings, LLC.

Following discussion, Quentin L. Messer, Jr. motioned for the approval of Resolution 2025-011 for the Michigan Business Development Program Grant. Leon Richardson seconded the motion. **The motion carried: 11 ayes, 0 nays, 0 recused.**

ROLL CALL VOTE: Ayes: Dr. Britany Affolter-Caine, Wesley Eklund, Rachael Eubanks, John Groen (on behalf of Director Corbin, designation attached), Michael B. Kapp (on behalf of Director Wieferich, designation attached), Quentin L. Messer, Jr., Dan Meyering, Leon Richardson, Charles P. Rothstein, Susan Tellier, Cindy Warner; Nays: None; Recused: None.

- c. **Resolution 2025-012 Grayling Township Industrial Drive Improvement.** Paul O’Connell, Vice President of Real Estate Development, provided the Board with information regarding the requested action. The request involves the consideration of a resolution to approve the allocation of \$2,800,000 from the Business Attraction and Community Revitalization program to the Build Ready Site Program to support the construction of a road to provide access to the Saab, Inc. project site and other industrialized zone parcels.

Charles P. Rothstein motioned for the approval of Resolution 2025-012 for the Michigan Business Development Program Grant. Quentin L. Messer, Jr. seconded the motion. **The motion carried: 11 ayes, 0 nays, 0 recused.**

ROLL CALL VOTE: Ayes: Dr. Britany Affolter-Caine, Wesley Eklund, Rachael Eubanks, John Groen (on behalf of Director Corbin, designation attached), Michael B. Kapp (on behalf of Director Wieferich, designation attached), Quentin L. Messer, Jr., Dan Meyering, Leon Richardson, Charles P. Rothstein, Susan Tellier, Cindy Warner; Nays: None; Recused: None.

- d. **Resolution 2025-013 Piston Automotive, LLC, Michigan Business Development Program Grant.** Ericka Swayne, Business Development Project Manager, supported by Sean Kammer, Business Development Project Manager, Jerry Ruskowski of Piston Group, David White of the Detroit Economic Growth Corporation, and Maureen Donohue Krauss of the Detroit Regional Partnership, provided the Board with information regarding this requested action. This request involves the consideration of a resolution to approve a Michigan Business Development Grant in the amount of

up to \$1,500,000 to Piston Automotive, LLC.

Following discussion, Leon Richardson motioned for the approval of Resolution 2025-013 to approve the Michigan Business Development Program Grant. Charles P. Rothstein seconded the motion. **The motion carried: 11 ayes, 0 nays, 0 recused.**

ROLL CALL VOTE: Ayes: Dr. Britany Affolter-Caine, Wesley Eklund, Rachael Eubanks, John Groen (on behalf of Director Corbin, designation attached), Michael B. Kapp (on behalf of Director Wieferich, designation attached), Quentin L. Messer, Jr., Dan Meyering, Leon Richardson, Charles P. Rothstein, Susan Tellier, Cindy Warner; Nays: None; Recused: None.

VII. CAPITAL ACCESS

- a. **Resolution 2025-014 Kraft Avenue Properties, LLC, Private Activity Bond Authorization.** Amber Westendorp, Capital Project and Portfolio Manager, supported by Rob Davies of Warner Norcross & Judd and Scott Geerlings of Kraft Avenue Properties, LLC, provided the Board with information regarding the requested action. The request involves the consideration of a resolution to approve a Private Activity Bond Authorization for Kraft Avenue Properties, LLC.

Charles P. Rothstein motioned for the approval of Resolution 2025-014 for the Private Activity Bond Authorization. Quentin L. Messer, Jr. seconded the motion. **The motion carried: 11 ayes, 0 nays, 0 recused.**

ROLL CALL VOTE: Ayes: Dr. Britany Affolter-Caine, Wesley Eklund, Rachael Eubanks, John Groen (on behalf of Director Corbin, designation attached), Michael B. Kapp (on behalf of Director Wieferich, designation attached), Quentin L. Messer, Jr., Dan Meyering, Leon Richardson, Charles P. Rothstein, Susan Tellier, Cindy Warner; Nays: None; Recused: None.

VIII. INFORMATIONAL

Mr. Messer noted that the meeting packet included the Michigan Strategic Fund Delegation of Authority Report from December 1, 2024, to December 31, 2024. There were no questions regarding the report. Mr. Messer adjourned the meeting at 10:46 a.m.

Natalie Davenport (MEDC)

From: Faye Nemer <fnemer@menaachamber.com>
Sent: Saturday, January 25, 2025 5:33 PM
To: Natalie Davenport (MEDC)
Subject: Re: MSF Meeting Follow Up and Public Comment

Hi Natalie, kindly include the below as my amended public comment for this week's meeting to replace the previously emailed comment. Thank you in advance.

On behalf of the MENA American Chamber of Commerce, I want to highlight several innovative projects led by our members that require consideration for state funding. These initiatives align closely with Michigan's strategic priorities and focus on critical emerging technologies, specifically as it relates to the "Make It In Michigan" endeavor.

Our members are working on transformative projects, including:

- Advancing critical mineral recovery to support supply chain resilience.
- Developing lightweight lithium batteries to propel our clean energy goals.
- Supporting EV infrastructure by designing proprietary software for EV Chargers and installing throughout Michigan.
- Addressing Michigan's housing shortage through cutting-edge 3D-printed homes and robust infrastructure solutions.
- Leveraging AI in healthcare to improve outcomes and streamline ambulatory operations.
- Revolutionizing the manufacturing assembly line process with patented technology.
- Locally, our members are transforming main corridors of business districts which have the potential to generate economic prosperity for their respective cities
- Internationally, we are working with manufacturers on expanding their footprint into the US market and are working on supporting MENA partners source and procure American made components for multi billion dollar projects overseas.
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Moreover, we are in the process of administering a government and corporate contracting bootcamp, a startup business accelerator, and the first of its kind MENA Supplier Diversity Council Conference later this year.

Our members are looking forward to receiving critical support from the MEDC, as well as feedback from the state's Chief Infrastructure Officer and the Wayne County Economic Development Team on these projects.

In light of the aforementioned, we urge the Michigan Strategic Fund to continue prioritizing these projects and similar initiatives, which have the potential to create jobs, foster sustainability, and position Michigan as a leader in emerging technologies.

Thank you for your time and consideration.

Faye Nemer

January 27, 2025

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

Dear Members of the Michigan Strategic Fund Board,

On behalf of the Lansing Regional Chamber of Commerce, I am writing to express our strong support for the New Vision Lansing Transformational Brownfield Plan, an item on your agenda for consideration on January 28, 2025. This resolution to approve a Transformational Brownfield Plan incentive package in the aggregate amount of \$202,225,217 reimbursed over 30 years to the City of Lansing Brownfield Redevelopment Authority and New Vision Lansing, LLC represents a pivotal investment in the future of Michigan's capital city.

The New Vision Lansing project will serve as a catalyst for growth and development in the heart of Lansing, focusing on critical housing and mixed-use spaces that are essential to the revitalization of our central city. This transformative initiative aligns closely with our community's goals of enhancing quality of life, supporting economic vitality, and meeting the growing demand for modern, accessible housing options.

By approving this plan, the Michigan Strategic Fund Board will enable the City of Lansing to achieve its vision of a vibrant, sustainable downtown that supports residents, businesses, and visitors alike. The proposed incentive package represents a significant and necessary commitment to unlocking the full potential of this development, ensuring long-term benefits not only for Lansing but for the entire state of Michigan.

We are particularly enthusiastic about the scope and impact of this project, which is designed to:

- Create critically needed housing to address growing demands within the city.
- Stimulate economic activity by attracting residents, visitors, and businesses to downtown Lansing.
- Promote sustainable development practices that enhance the urban landscape.

The Lansing Regional Chamber of Commerce is proud to support this critically important project and urges the Michigan Strategic Fund Board to approve the resolution to move it forward. The New Vision Lansing Transformational Brownfield Plan represents an opportunity to ignite continued growth in Michigan's capital city and set a benchmark for innovative urban development across the state.



LANSING REGIONAL CHAMBER

We Work Relentlessly to Help Businesses **Connect, Grow and Thrive.**

Thank you for your thoughtful consideration of this vital project. Should you have any questions or require additional information, please do not hesitate to reach out.

Sincerely,

Tim Daman
President & CEO



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LABOR AND ECONOMIC OPPORTUNITY
LANSING

SUSAN CORBIN
DIRECTOR

January 21, 2022

Ms. Katelyn Wilcox
Board Relations Liaison
Michigan Strategic Fund
300 N. Washington Square
Lansing, MI 48913

Re: Michigan Strategic Fund Board Meeting Designees

Dear Ms. Wilcox:

Pursuant to MCLA 16.51, I hereby confirm my designation of John Groen and Jonathan Smith as the persons authorized and empowered to act in my stead as a member of the Michigan Strategic Fund Board for scheduled meetings or portions thereof that I am unable to attend.

If you need anything additional, please contact Diane Burton at (517) 230-5454.
Thank you.

Sincerely,

A handwritten signature in blue ink that reads "Susan R. Corbin".

Susan R. Corbin
Director



STATE OF MICHIGAN
DEPARTMENT OF TRANSPORTATION
LANSING

GRETCHEN WHITMER
GOVERNOR

BRADLEY C. WIEFERICH, P.E.
ACTING DIRECTOR

January 3, 2023

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

Dear Ms. Bishop:

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

Sincerely,

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

Bradley C. Wieferich, P.E.
Acting Director

cc: M. Kapp
Executive File