

**MICHIGAN STRATEGIC FUND**  
**APPROVED SPECIAL MEETING MINUTES**  
**December 22, 2025**

**Member Present**

Quentin L Messer, Jr.

**Members Joined Remotely**

Britany Affolter-Caine  
Rachael Eubanks  
Dimitrius Hutcherson  
Dan Meyering  
Leon Richardson  
Lynda Rossi  
Susan Tellier  
Randy Thelen

**Absent**

Susan Corbin  
Wesley Eklund  
Bradley C. Wieferich

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

Quentin L Messer, Jr., called the meeting to order at 10:03 a.m. The meeting was held in person in the Lake Michigan Conference Room at the MEDC headquarters building in Lansing.

Quentin L Messer, Jr. introduced Natalie Davenport, MSF Administrator, who conducted the attendance roll call.

**II. PUBLIC COMMENT**

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

**III. COMMUNICATIONS**

Natalie Davenport stated that six (6) communications were shared with the MSF Board on Friday, December 19<sup>th</sup>.

**IV. CONSENT AGENDA**

**Resolution 2025-150, Approval of Consent Agenda Items**

Quentin L Messer, Jr., asked if there were any questions from Board Members regarding items under the Consent Agenda. There being none, Dimitrius Hutcherson motioned for approval of the following:

- a. Proposed December 9, 2025, Meeting Minutes

Dimitrius Hutcherson motioned for the approval of Resolution 2025-150 to approve the Consent Agenda. Quentin L Messer, Jr., seconded the motion. **The motion carried: 9 ayes; 0 nays; 0 recused.**

**ROLL CALL VOTE:** Ayes: Dr. Britany Affolter-Caine, Rachael Eubanks, Dimitrius Hutcherson, Quentin L Messer, Jr., Dan Meyering, Leon Richardson, Lynda Rossi, Susan Tellier, Randy Thelen; Nays: None; Recused: None.

## V. DEVELOP ATTRACTIVE PLACES

### a. **Resolution 2025-151 Transformational Brownfield Plan Approval: Plazacorp Kalamazoo Transformational Brownfield Plan**

Sarah Snoeyink, Community Development Manager, provided the Board with information regarding the requested action. The request involves consideration of a resolution to approve a Transformational Brownfield Plan incentive package in the aggregate amount of \$54,603,986 reimbursed over 30 years, to Plazacorp Realty Advisors, Inc., and the City of Kalamazoo Brownfield Redevelopment Authority.

Randy Thelen motioned for the approval of Resolution 2025-151 to approve the Transformational Brownfield Plan. Quentin L Messer, Jr. seconded the motion. **The motion carried: 9 ayes; 0 nays; 0 recused.**

**ROLL CALL VOTE:** Ayes: Dr. Britany Affolter-Caine, Rachael Eubanks, Dimitrius Hutcherson, Quentin L Messer, Jr., Dan Meyering, Leon Richardson, Lynda Rossi, Susan Tellier, Randy Thelen; Nays: None; Recused: None.

### b. **Resolution 2025-152 Transformational Brownfield Plan Approval: Project GR Riverfront Transformational Brownfield Plan**

Rachel Elsinga, Community Development Manager, provided the Board with information regarding the requested action. The request involves consideration of a resolution to approve a Transformational Brownfield Plan incentive package in the aggregate amount of \$560,899,268 reimbursed over 30 years, to Fulmar Development Partners, LLC, and the City of Grand Rapids Brownfield Redevelopment Authority.

Quentin L Messer, Jr. motioned for the approval of Resolution 2025-152 to approve the Transformational Brownfield Plan. Susan Tellier seconded the motion. **The motion carried: 9 ayes; 0 nays; 0 recused.**

**ROLL CALL VOTE:** Ayes: Dr. Britany Affolter-Caine, Rachael Eubanks, Dimitrius Hutcherson, Quentin L Messer, Jr., Dan Meyering, Leon Richardson, Lynda Rossi, Susan Tellier, Randy Thelen; Nays: None; Recused: None.

Quentin L Messer, Jr. adjourned the meeting at 10:35 a.m.



## **Public Comment from the Michigan League of Conservation Voters Regarding MSF Data Center Tax Exemption Guidelines**

Chair and members of the Board,

Thank you for the opportunity to speak today. My name is **Ben Poulson**, and I serve as the **State Government Affairs Director for the Michigan League of Conservation Voters**. Michigan LCV is a statewide, nonpartisan organization representing members from every corner of the state, dedicated to protecting Michigan's air, land, water, and communities through sound public policy.

I am here today to urge the Board to revise its current interpretation of the clean-energy requirements in the Enterprise Data Center tax exemption guidelines.

The Legislature was clear: data centers receiving tax breaks must procure 90% of their energy from clean sources. That standard exists because these facilities bring enormous new energy needs. Without guardrails, **this demand can make it significantly harder for utilities to reach their own clean-energy goals**. The solution the Legislature adopted was simple: data centers receiving tax exemptions must be committed to securing the clean energy needed to support their operations.

Unfortunately, the current guidance severely weakens that requirement by allowing data centers to qualify by signing a long-term contract with a utility, regardless of if the facility will meet the 90% clean-energy threshold. These contracts do not guarantee the procurement of clean energy within the statutory timeframe, nor does it account for the additional difficulty of meeting the clean energy standard, due to the data center's energy load. Treating Enterprise Data Centers the same as other utility ratepayers shifts responsibility away from the data center and undermines the intent and letter of the law.

Michigan LCV believes deeply in economic development that strengthens and accelerates our clean-energy future. The data center industry can be part of that future, but only if the rules reflect what the law actually requires. We respectfully urge the Board to revise the guidelines to ensure that clean-energy procurement is real, measurable, and enforceable, and that exemptions are granted only to facilities that meet the statutory standard.

Thank you for your consideration and for your work stewarding Michigan's economic and energy future.

Don't support the Data  
center.

The subs are a lie

SHANGHAI 上海 · 浦東新區  
Hello! This is Li Li from USA.  
We are a small family of 3.  
We are looking for a new home.  
Please help us find one.  
Thank you!

SHANGHAI



Anahi

Marimekko®  
www.marimekko.com

DESIGN: "UNIKKO" BY MAULI ISOLA, 1964. Copyright © 2014 by Marimekko.  
From "Marimekko: 100 Postcards" published by Chronicle Books LLC.

Printed in U.S.A.



USA/POSTCARD

Lansing, MI 48913  
300 N. Washington St.  
Board  
Michigan Strategic Fund

CALLAWAY GARDENS  
Pine Mountain, Georgia  
A. Sibley Horticultural Center  
METROPLEX MI 480  
Gardens in Pine Mountain, Georgia, is a  
acre, indoor / outdoor space and  
or astounding floral shows. From brilliant  
the Spring to a regal poinsettia display in  
er, something's always in bloom at the  
horticultural Center.



PM 14 L

Published by C. Harrison County Co., 1300 S. Columbia St., Columbus, NC 28828

Please don't affect  
the environment!  
we need it.

Don't Support it



michigan Strategic Fund  
Board  
300 N. Washington  
 Lansing, MI 48913

Please take  
care of the  
environment.

U.S.A.  
James

Schweiz - Suisse - Switzerland  
Stein am Rhein Am Rathausplatz



Printed in Switzerland by Orell Füssli SA, Zurich

James Board

300 N. Washington St.

Lansing, MI 48913

Michigan Strategic Fund Board

Conroy

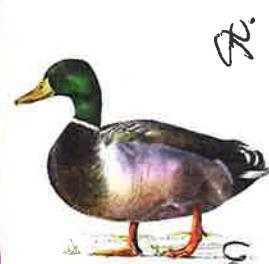
2078 Verlag Photoglob AG, Zürich

NOV 8 2025

To the MERC board:

Please heed Ypsilanti  
City Council's letter  
AGAINST the UM/LOS  
Alamos data center.

Please do not sell out  
vulnerable lower-in-  
come residents of Washt.  
County! Keep our  
water clean



USA / FOREVER

Michigan  
Strategic  
Fund Board  
300 N. Washington  
Lansing MI 48913