

**MICHIGAN STRATEGIC FUND**  
**APPROVED MEETING MINUTES**  
**April 16, 2024**

**Member Present**

Quentin L. Messer, Jr.

**Members Joined Remotely**

Britany L. Affolter-Caine

Wesley Eklund

Rachael Eubanks

John Groen (in lieu of Director Corbin)

Dimitrius Hutcherson

Michael B. Kapp (in lieu of Director Wieferich)

Dan Meyering

Leon Richardson

Charles P. Rothstein

Susan Tellier

Randy Thelen

Cindy Warner

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

Mr. Messer called the meeting to order at 9:06 a.m. The meeting was held in person in the Lake Michigan Conference Room at the MEDC headquarters building in Lansing.

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

**II. PUBLIC COMMENT**

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

**III. COMMUNICATIONS**

Ms. Davenport stated that communications were emailed to the MSF Board on Friday, April 12<sup>th</sup>.

**MSF Subcommittee Reports**

Dimitrius Hutcherson, Chair of the MSF Finance and Investment Subcommittee, and Cindy Warner, Chair of the MSF Policy and Planning Subcommittee, provided updates on subcommittee activities.

**IV. CONSENT AGENDA**

**Resolution 2024-060, 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 the approval of the following:

- a. Proposed March 26, 2024, Meeting Minutes
- b. Suniva, Inc.: MBDP Write-Off Request **2024-061**
- c. Greenfield Die & Manufacturing, Corp: MBDP Write-Off Request **2024-062**
- d. BerQ US Investments, LLC: Private Activity Bond Inducement Extension **2024-063**
- e. Michigan International Technology Center Redevelopment Authority: Act 381 Work Plan Amendment **2024-064**
- f. CDBG-DR Infrastructure Projects **2024-065**
- g. Albion Reinvestment Corporation and OZB Phase I, LLC: Phase I Big Albion Plan **2024-066**
- h. 1108 Water Street, LLC: MCRP Amendment **2024-067**
- i. Veridea Group, LLC: MCRP Amendment **2024-068**

Dimitrius Hutcherson motioned for the approval of Resolution 2024-060 to approve the consent agenda. Quentin L. Messer, Jr. seconded the motion. **The motion carried: 13 ayes; 0 nays; 0 recused.**

**ROLL CALL VOTE:** Ayes: Britany L. Affolter-Caine, Wesley Eklund, Rachael Eubanks, John Groen (in lieu of Director Corbin), Dimitrius Hutcherson, Michael B. Kapp (in lieu of Director Wieferich), Quentin L. Messer, Jr., Dan Meyering, Leon Richardson, Charles P. Rothstein, Susan Tellier, Randy Thelen, Cindy Warner; Nays: None; Recused: None.

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

**a. Resolution 2024-069 Strategic Site Readiness Program Grant for the Flint and Genesee Group Foundation.** Christin Armstrong, Senior Vice President of Business Development Programs and Execution, supported by Tyler Rossmassler of the Flint & Genesee Economic Alliance, provided the Board with information regarding this action. This action involves the consideration of a resolution to approve a Strategic Site Readiness Program grant in the amount of \$9,247,683 for the Flint and Genesee Group Foundation.

Following discussion, Charles P. Rothstein motioned for the approval of Resolution 2024-069 for the approval of the Strategic Site Readiness Program grant. Quentin L. Messer, Jr. seconded the motion. **The motion carried: 13 ayes, 0 nays, 0 recused.**

**ROLL CALL VOTE:** Ayes: Britany L. Affolter-Caine, Wesley Eklund, Rachael Eubanks, John Groen (in lieu of Director Corbin), Dimitrius Hutcherson, Michael B. Kapp (in lieu of Director Wieferich), Quentin L. Messer, Jr., Dan Meyering, Leon Richardson, Charles P. Rothstein, Susan Tellier, Randy Thelen, Cindy Warner; Nays: None; Recused: None.

**b. Resolution 2024-070 Huntington Place Hotel MSF-Designated Renaissance Zone for Atwater & Associates, LLC.** Jeremy Webb, Strategic Project Advisor, supported by Manny Torgow of Sterling Group, Danny Samson of Sterling Group, Brittney Hoszkiw of the City of

Detroit, and David Howell of the Detroit Economic Growth Corporation, provided the Board with information regarding this action. This action involves the consideration of a resolution to approve a Michigan Strategic Fund-Designated Renaissance Zone for a period of 30 years.

Following discussion, Britany L. Affolter-Caine motioned for the approval of Resolution 2024-070 for the approval of the Renaissance Zone. Leon Richardson seconded the motion. **The motion carried: 13 ayes, 0 nays, 0 recused.**

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

*Britany L. Affolter-Caine, recused, left the meeting at 10:00 a.m.*

## **VI. DEVELOP ATTRACTIVE PLACES**

**a. Resolution 2024-071 Future of Health Transformational Brownfield Plan for the City of Detroit Brownfield Redevelopment Authority.** Rob Garza, Director of Statutory Analysis, supported by Richard Haddad of Pistons Sports and Entertainment and Brittney Hoszkiw of the City of Detroit, provided the Board with information regarding this action. This action involves the consideration of a resolution to approve an Act 381 Transformational Brownfield Plan for the City of Detroit Brownfield Redevelopment Authority.

Following discussion, Cindy Warner motioned for the approval of Resolution 2024-071 for the approval of the Transformational Brownfield Plan. Quentin L. Messer, Jr. seconded the motion. **The motion carried: 12 ayes, 0 nays, 1 recused.**

**ROLL CALL VOTE:** Ayes: Wesley Eklund, Rachael Eubanks, John Groen (in lieu of Director Corbin), Dimitrius Hutcherson, Michael B. Kapp (in lieu of Director Wieferich), Quentin L. Messer, Jr., Dan Meyering, Leon Richardson, Charles P. Rothstein, Susan Tellier, Randy Thelen, Cindy Warner; Nays: None; Recused: Britany L. Affolter-Caine.

*Britany L. Affolter-Caine virtually rejoined the meeting at 10:09 a.m.*

*Cindy Warner, recused, left the meeting at 10:10 a.m.*

**b. Resolutions 2024-072 and 2024-073 Michigan Community Revitalization Program Loan and Act 381 Work Plan for Maple Block Flats, LLC, and the Emmet County Brownfield Redevelopment Authority.** Hannah Yurk, Community Development Manager, supported by Jeff Smoke of Great Lakes Capital and Shane Horn of the City of Petoskey, provided the Board with information regarding this action item. This action involves the consideration of two resolutions to approve a Michigan Community Revitalization Program performance-based direct loan in the amount of \$2,000,000 for Maple Block Flats, LLC, and an Act 381 Work Plan for the Emmet County Brownfield Redevelopment Authority.

Following discussion, Wesley Eklund motioned for the approval of Resolution 2024-072 to approve the Michigan Community Revitalization Program loan. Quentin L. Messer, Jr. seconded the motion. **The motion carried: 12 ayes, 0 nays, 1 recused.**

**ROLL CALL VOTE:** Ayes: Britany L. Affolter-Caine, Wesley Eklund, Rachael Eubanks, John Groen (in lieu of Director Corbin), Dimitrius Hutcherson, Michael B. Kapp (in lieu of Director Wieferich), Quentin L. Messer, Jr., Dan Meyering, Leon Richardson, Charles P. Rothstein, Susan Tellier, Randy Thelen; Nays: None; Recused: Cindy Warner.

Dimitrius Hutcherson motioned for the approval of Resolution 2024-073 for the approval of the Act 381 Work Plan. Quentin L. Messer, Jr. seconded the motion. **The motion carried: 12 ayes, 0 nays, 1 recused.**

**ROLL CALL VOTE:** Ayes: Britany L. Affolter-Caine, Wesley Eklund, Rachael Eubanks, John Groen (in lieu of Director Corbin), Dimitrius Hutcherson, Michael B. Kapp (in lieu of Director Wieferich), Quentin L. Messer, Jr., Dan Meyering, Leon Richardson, Charles P. Rothstein, Susan Tellier, Randy Thelen; Nays: None; Recused: Cindy Warner.

*Cindy Warner virtually rejoined the meeting at 10:21 a.m.*

## **VII. SUPPORT SMALL BUSINESS**

**a. Resolution 2024-074 Meadowbrook Ag-Grid LLC Private Activity Bond Inducement.** Amber Westendorp, Capital Project & Portfolio Manager, supported by Rashi Akki and Abu Akki of Ag-Grid Energy, LLC, provided the Board with information regarding this action. This action involves the consideration of a resolution to approve a private activity bond inducement for an amount not to exceed \$40,000,000 for Meadowbrook Ag-Grid, LLC.

Following discussion, Quentin L. Messer, Jr. motioned for the approval of Resolution 2024-074 for the approval of the private activity bond inducement. Britany L. Affolter-Caine seconded the motion. **The motion carried: 13 ayes, 0 nays, 0 recused.**

**ROLL CALL VOTE:** Ayes: Britany L. Affolter-Caine, Wesley Eklund, Rachael Eubanks, John Groen (in lieu of Director Corbin), Dimitrius Hutcherson, Michael B. Kapp (in lieu of Director Wieferich), Quentin L. Messer, Jr., Dan Meyering, Leon Richardson, Charles P. Rothstein, Susan Tellier, Randy Thelen, Cindy Warner. Nays: None; Recused: None.

## **VIII. INFORMATIONAL**

a. Quentin L. Messer, Jr. noted the Michigan Strategic Fund Delegation of Authority Report for the period March 1, 2024, to March 31, 2024, was included in the meeting packet. There were no questions regarding the report.

Quentin L. Messer, Jr. adjourned the meeting at 10:30 a.m.



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



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF TRANSPORTATION  
LANSING

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 "B. Wieferich", written over the printed name.

Bradley C. Wieferich, P.E.  
Acting Director

cc: M. Kapp  
Executive File



April 11, 2024

MSF Fund Manager  
MEDC  
300 N. Washington Square  
Lansing, Michigan 48913

Dear Fund Manager,

This is to advise that I am recusing myself from voting and excuse myself during the discussion of the following item on the Michigan Strategic Fund Board Meeting Agenda on Tuesday, April 16, 2024.

- Future of Health Transformational Brownfield Plan

The reason for my recusal is that I have a potential conflict of interest with respect to one of the recipients of this investment.

Sincerely,

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

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

**From:** [Cindy Warner](#)  
**To:** [Matthew Casby \(MEDC\)](#)  
**Cc:** [Natalie Davenport \(MEDC\)](#)  
**Subject:** Re: Maple Block Flats recusal  
**Date:** Friday, April 12, 2024 3:34:08 PM  
**Attachments:** [image001.png](#)

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Thanks Matt.

MSF Fund Manager.

Please let this serve as my recusal for the Maple Block Flats project that is on the April MSF Board agenda. As I live in Northern Michigan, and know this developer from his project in Traverse City, I believe it is best that I do not vote on this project or any funding that he would/could receive from the MSF Board.

All the best,  
Cindy

Cindy Warner  
CEO/Founder  
360ofMe.com  
1-844-360-ofme x700  
[cindy.warner@360ofme.com](mailto:cindy.warner@360ofme.com)



*"When the power of love overcomes the love of power, the world will know peace. Jimi Hendrix"*

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# City of Petoskey

101 East Lake Street, Petoskey, Michigan 49770 • 231 347-2500 • Fax 231 347-2471

November 17, 2023

Michigan Economic Development Corporation  
300 North Washington Square  
Lansing, MI 48913  
Attn: Daniel Leonard, Hannah Yurk

Re: Community Revitalization Program Application – Maple Block Flats, Petoskey

Dear MEDC Staff,

The City of Petoskey would like to reiterate its support for the Maple Block Flats project located at 1420 Standish Avenue. We have full confidence that the developer, Great Lakes Capital, is willing to do whatever it takes to create a successful housing project in our community.

Our community is in dire need of attainable housing, and while strides have been taken to fill this need, demand is still outpacing supply in our area. Not only will the project provide housing, but it will also transform this area of Standish Avenue. The existing Michigan Maple Block building is a blighted scar on our city's landscape and this project will completely reimagine the unutilized property. This new project will create brand new housing that is walkable to our downtown which is currently non-existent.

By restricting half of the development to be income restricted the developer has made it clear that they are committed to providing much needed workforce housing to our community. The City has stepped up to support the project with all tools available to us including tax increment financing and a tax abatement for the property.

Since the project has received the largest MSHDA Missing Middle award in the state we are confident that our support is well placed. Even with this award and others the project is still financially challenging for the development. We implore you to utilize the Community Revitalization Program to support this project with \$2 million fill in the last blank for financial support of the project.

Please reach out to my office with any questions about the project or the city's support of it.

Sincerely,

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John Murphy  
Mayor  
City of Petoskey

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Shane Horn  
City Manager  
City of Petoskey



# City of Petoskey

Office of City Manager

101 East Lake Street, Petoskey, Michigan 49770 • 231 347-2500 • Fax 231 348-0350

June 23, 2023

Michigan Economic Development Corporation  
300 North Washington Square  
Lansing, MI 48913

Re: Maple Block Flats, Petoskey

Dear MEDC Staff,

The City of Petoskey strongly supports the development of Maple Block Flats located at 1420 Standish Ave in Petoskey. Great Lakes Capital has our full support in their efforts to bring attainable housing to the city of Petoskey.

This development will not only redevelop vacant industrial space that has been vacant for 3+ years, but it will also supply our city with desperately needed workforce housing. Our city and its residents have very few options when it comes to new workforce housing. Many businesses and organizations in Petoskey face an uphill battle when it comes to recruiting potential prospects because of the large shortage in housing. By committing a portion of units in this development to be income restricted, Great Lakes Capital will be filling our need for affordable housing.

Not only will the development provide much-needed housing to the area, but it will also clean up an environmentally contaminated piece of land. This clean-up will have a positive impact on the overall environmental well-being of the surrounding area.

The contaminated site and the high construction costs associated with this development create large barriers for the financial viability of this project. We fully support any offset to costs that the MEDC can provide to GLC as the redevelopment of this property as its success will have a broad and profoundly positive impact on our community as a whole.

Sincerely,

Shane Horn  
City Manager



**County of Emmet**

Brownfield Redevelopment Authority

200 Division Street

Petoskey, Michigan 49770

Phone: 231-348-1735 Fax: 231-439-8933

[www.emmetcounty.org](http://www.emmetcounty.org)

June 16, 2023

Quentin L. Messer, Jr., CEO  
Michigan Economic Development Corporation  
300 N. Washington Square  
Lansing, MI 48913

Re: Maple Block Flats, Petoskey

Dear Quentin Messer, Jr.:

Emmet County Brownfield Redevelopment Authority strongly supports the development of Maple Block Flats located at 1420 Standish Ave in Petoskey. Great Lakes Capital has our full support in their efforts to bring attainable housing to the city of Petoskey.

This development will not only redevelop vacant industrial space that has been vacant for 3+ years, but it will also supply our county with desperately needed workforce housing. Emmet County and its residents have very few options when it comes to new workforce housing. Many businesses and organizations in Petoskey and surrounding areas face an uphill battle when it comes to recruiting potential prospects because of the large shortage in housing. By committing a portion of units in this development to be income restricted, Great Lakes Capital will be helping to fill our need for affordable housing.

Not only will the development provide much-needed housing to the area, but it will also clean up an environmentally contaminated piece of land. This clean-up will have a positive impact on the overall environmental well-being of the surrounding area.

The contaminated site and the high construction costs associated with this development create large barriers for the financial viability of this project. We fully support any offset to costs that the MEDC can provide to GLC as the redevelopment of this property and its success will have a broad and profoundly positive impact on our community as a whole.

The Emmet County Brownfield Redevelopment Authority supports the grant application and looks forward to working toward a housing development on the property.

Sincerely,



Sean Pollion  
Chair, Emmet County Brownfield Redevelopment Authority

Cc: Senator John Damoose, 37<sup>th</sup> District  
Representative Neil Friske, 107<sup>th</sup> District



October 27, 2023

Michigan Economic Development Corporation  
300 North Washington Square  
Lansing, MI 48913

Re: Community Revitalization Program Application – Maple Block Flats, Petoskey

Dear MEDC Staff,

Housing North strongly supports the development of Maple Block Flats located at 1420 Standish Ave in Petoskey. Great Lakes Capital has our full support in their efforts to bring attainable housing to the city of Petoskey.

This development will not only redevelop vacant industrial space that has been vacant for 3+ years, but it will also supply our city with desperately needed workforce housing. Petoskey and its residents have very few options when it comes to new workforce housing. Many businesses and organizations in Petoskey face an uphill battle when it comes to recruiting potential prospects because of the large shortage in housing. By committing a portion of units in this development to be income restricted, Great Lakes Capital will be filling our need for affordable housing.

Not only will the development provide much-needed housing to the area, but it will also clean up an environmentally contaminated piece of land. This clean-up will have a positive impact on the overall environmental well-being of the surrounding area.

The contaminated site and the high construction costs associated with this development create large barriers for the financial viability of this project. We fully support any offset to costs that the MEDC can provide to GLC as the redevelopment of this property as its success will have a broad and profoundly positive impact on our community as a whole.

Sincerely,

Yarrow Brown  
Executive Director

Creating pathways and partnerships for housing in Northwest Michigan.

PO BOX 1434 | TRAVERSE CITY, MICHIGAN 49685 | 231.335.1685 | [info@housingnorth.org](mailto:info@housingnorth.org)

[housingnorth.org](https://housingnorth.org)



NORTHERN MICHIGAN

416 Connable Ave.  
Petoskey, Michigan  
49770

231.487.4000 Phone

[northernhealth.org](http://northernhealth.org)

October 24, 2023

To Whom It May Concern,

The demand for housing in Petoskey continues grow and affordable options are becoming more and more scarce. The market is extremely underserved and I am in support of any efforts to provide a solution to working-class people in our area.

As a leader representing the largest employer in the city of Petoskey, I would like to express my support for Great Lakes Capital's new development at the former Michigan Maple Block site. Due to the lack of affordable housing solutions in the area we have lost valued employees, and struggle in recruiting new colleagues, because the cost of housing is too great a stretch. These struggles will continue if employees are not able to find affordable housing in our city. By bringing over 200 new housing units into our community the Great Lakes Capital project will grant our workforce the ability to live close to where they work at a rate they can afford.

Additionally, I understand the high cost of construction for such a development and support any local efforts and programs that can help the developer make financial sense of the project. Granting Great Lakes Capital an offset of their costs I believe to be a sound investment in the local community. This will truly create a direct and positive impact on both our company and the community as a whole.

Sincerely,

Brent J. Mallek  
Vice President Human Resources  
McLaren Northern Michigan Hospital



November 10, 2023

Michigan Economic Development Corporation  
300 North Washington Square  
Lansing, MI 48913

Re: Community Revitalization Program Application – Maple Block Flats, Petoskey

Dear MEDC Staff,

Moeller Aerospace strongly supports the development of affordable workforce housing in the Petoskey area. An effort is currently underway with the Maple Block Flats located at 1420 Standish Ave in Petoskey. Great Lakes Capital and developers like them have our full support in their efforts to bring attainable housing to the city of Petoskey and surrounding area.

This development will not only redevelop vacant industrial space that has been vacant for 3+ years, but it will also supply our city with desperately needed workforce housing. Our city and its residents have very few options when it comes to new workforce housing. Most of our employees travel from as far away as Cheboygan (30+ miles away). Many businesses and organizations in Petoskey face an uphill battle when it comes to recruiting potential prospects because of the large shortage in housing. By committing a portion of units in this development to be income restricted, Great Lakes Capital will be helping to fill our need for affordable housing.

Not only will the development provide much-needed housing to the area, but we understand it will also clean up an environmentally contaminated piece of land. This clean-up will likely have a positive impact on the overall environmental well-being of the surrounding area.

The contaminated site and the high construction costs associated with this development create large barriers for the financial viability of this project. We fully support any offset to costs that the MEDC can provide to GLC as the redevelopment of this property as its success will have a broad and profoundly positive impact on our community as a whole.

Sincerely,

Nate Holmes, SHRM-CP  
Human Resources Manager

#### Wixom

📍 30100 Beck Road, Wixom, MI 48393  
📞 (248) 960-3999

#### Harbor Springs

8725 Moeller Drive, Harbor Springs, MI 49740 📍  
(231) 347-9575 📞



October 24, 2023

Michigan Economic Development Corporation  
300 North Washington Square  
Lansing, MI 48913

Re: Maple Block Flats, Petoskey

Dear MEDC Staff,

North Central Michigan College lends its backing to the development of Maple Block Flats located at 1420 Standish Ave in Petoskey. Great Lakes Capital has our support in their efforts to bring attainable housing to the City of Petoskey.

There is most certainly a need for workforce housing in Petoskey: housing that aligns with the character and zoning requirements of the City, which cannot become short-term rental units. Our city and its residents have very few options when it comes to new workforce housing. Many businesses and organizations in Petoskey face an uphill battle when it comes to recruiting potential employees, because of the large shortage in such housing. By committing a portion of units in this development to be income restricted, Great Lakes Capital will be tackling (in part) the need for affordable housing in this region.

Not only will the development provide much-needed housing to the area, but it will also clean up an environmentally-contaminated piece of land. This remediation will have a positive impact on the overall environmental well-being of Petoskey.

The contaminated site and the high construction costs associated with this development create large barriers for the financial viability of this project. We fully support any offset to costs that the MEDC can provide to GLC for the redevelopment of this property, as its success will have a broad and profoundly positive impact on our community as a whole.

Sincerely,

A handwritten signature in black ink that reads "David R. Finley".

David Roland Finley, Ph.D.  
President

BUILDING THRIVING  
COMMUNITIES

October 27, 2023

Michigan Economic Development Corporation  
300 North Washington Square  
Lansing, MI 48913

Re: Community Revitalization Program Application – Maple Block Flats, Petoskey

Dear MEDC Staff,

The Petoskey Regional Chamber of Commerce strongly supports the development of Maple Block Flats located at 1420 Standish Ave in Petoskey. Great Lakes Capital has our full support in their efforts to bring attainable housing to the city of Petoskey.

This development will not only redevelop vacant industrial space that has been vacant for 3+ years, but it will also supply our city with desperately needed workforce housing. Our city and its residents have very few options when it comes to new workforce housing. Many businesses and organizations in Petoskey face an uphill battle when it comes to recruiting potential prospects and retaining existing talent because of the large shortage in housing. By committing a portion of units in this development to be income restricted, Great Lakes Capital will be addressing part of our need for affordable housing.

Not only will the development provide much-needed housing to the area, but it will also clean up an environmentally contaminated piece of land. This clean-up will have a positive impact on the overall environmental well-being of the surrounding area.

The contaminated site and the high construction costs associated with this development create large barriers for the financial viability of this project. We fully support any offset to costs that the MEDC can provide to GLC as the redevelopment of this property as its success will have a broad and profoundly positive impact on our community as a whole.

If you have any questions or require any additional information, please do not hesitate to contact me.

Sincerely,



Nikki Devitt, IOM  
President  
Petoskey Regional Chamber of Commerce



November 8, 2023

Michigan Economic Development Corporation  
300 North Washington Square  
Lansing, MI 48913

Re: Community Revitalization Program Application – Maple Block Flats, Petoskey

Dear MEDC Staff,

As a manufacturer headquartered in Petoskey and employer to over 177 full-time associates, Petoskey Plastics strongly supports the development of Maple Block Flats located at 1420 Standish Ave in Petoskey. Great Lakes Capital has our full support in their efforts to bring attainable housing to the city of Petoskey.

This development will not only redevelop vacant industrial space that has been vacant for 3+ years, but it will also supply our city with desperately needed workforce housing. Our city and its residents have very few options when it comes to new workforce housing. Many businesses and organizations in Petoskey face an uphill battle when it comes to recruiting potential prospects because of the large shortage in housing. By committing a portion of units in this development to be income restricted, Great Lakes Capital will be filling our need for affordable housing.

Not only will the development provide much-needed housing to the area, but it will also clean up an environmentally contaminated piece of land. This clean-up will have a positive impact on the overall environmental well-being of the surrounding area.

The contaminated site and the high construction costs associated with this development create large barriers for the financial viability of this project. We fully support any offset to costs that the MEDC can provide to GLC as the redevelopment of this property as its success will have a broad and profoundly positive impact on our community as a whole.

Sincerely,

Jason Keiswetter  
President



# Electrical Workers Local 58

**1358 ABBOTT ST DETROIT MI 48226-2411**  
**PHONE: 313.963.2130 FAX: 313.963.9348**

MAILING ADDRESS: PO BOX 32756, DETROIT MI 48232-0756

[www.ibew58.org](http://www.ibew58.org)

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February 15, 2024

Detroit City Council  
2 Woodward Avenue  
Suite 1340  
Detroit, MI 48226

**RE: SUPPORT FOR THE PROPOSED WATER SQUARE HOTEL DEVELOPMENT**

Dear Honorable City Council Members:

IBEW Local 58 would like to express its support for the Hotel at Water Square located at 600 Civic Center Drive. The local represents thousands of active and retired members who work in Southeast Michigan's Electrical Construction Industry. Our workforce development initiatives look to leverage the demand for skilled trades craftworkers into opportunities for residents in the City of Detroit.

We are supportive of the Hotel at Water Square, which would build a world-class hotel connected to Detroit's convention center and add much-needed meeting spaces, restaurants, and recreational areas to support our downtown events and draw visitors to our city.

The development team has committed to local jobs for local workers by ensuring Union trades involvement on the construction of the hotel at Water Square. We believe this dedication will positively impact residents and businesses downtown.

The infusion of 396.5 million dollars in private investment and construction of 600 hotel rooms directly connected to Huntington Place will unlock Detroit's capacity to host more high impact events and conventions, bringing more visitors to our city and improving Detroit's ability to host world class events.

The Sterling Group has successfully worked with us before and we are excited at the chance to produce for them again. IBEW Local 58 is in support of the project and understands both the need and request for tax abatements to ensure that the project is constructed successfully.

Sincerely,

Paul VanOss, Business Manager / Financial Secretary  
International Brotherhood of Electrical Workers Local 58

PVO/skc/opeiu42afl-cio

# QUE DELI

Fort Washington Plaza, 333 West Fort Street, Detroit

February 6, 2024

Detroit City Council  
2 Woodward Ave, Suite 1340  
Detroit, MI 48226

Re: Support for the Proposed Water Square Hotel Development

Dear Honorable City Councilmembers:

The Que Deli would like to express its support for the proposed project at 600 Civic Center Drive.

The tax revenue from these types of projects have had a significant positive impact on the revenue of the City of Detroit and the visitors that it will generate will be critical for small businesses like ours.

We are supportive of the project at 600 Civic Center Drive, which would provide much-needed hotel rooms to support more visitors to the City of Detroit and support restaurants and stores like Que Deli.

Que Deli is in support of the project and understands both the need and request for incentives on the project. In fact, I have met with the development team and have learned about the project and the benefits that it will have on the surrounding community.

I am confident that this team will build a first-rate project and will provide a high-quality operations team once it is complete. Thank you for supporting this project and allowing it to come to fruition.

Sincerely,



Kujtim Kolami  
Owner, Que Deli



*President*  
**Nia Winston**

*Vice President*  
**Terrell George**

*Secretary-Treasurer*  
**Michelle Colbert**

*Executive Board*  
**Andre Burton**  
**Lataria Coleman**  
**David Frassetto**  
**Susan Gallagher**  
**Willie Jones**  
**Leonard Lazich**  
**Gwendolyn Mason**  
**Zinnia Patcas**  
**Mickie Seewood**  
**Ali Shohatee**

*Trustees*  
**Sophia Cisneros**  
**Antonio George**  
**Kimberlee Kirtz-White**



Detroit City Council  
2 Woodward Ave, Suite 1340  
Detroit, MI 48226

**Re: Support for the Proposed Water Square Hotel Development**

Dear Honorable City Councilmembers:

UNITE HERE Local 24 would like to express its support for the Hotel at Water Square located at 600 Civic Center Drive.

Detroit needs a high-quality convention hotel attached to Huntington Place. The workers that our Union represents – hotel, casino, airport, convention center and stadium workers – will benefit from the estimated \$2.6 billion in new visitor spending that this project will bring to town. This means more hours, and more money, in Detroit workers' pockets. This will revitalize our neighborhoods, strengthen our tax base, and build up our communities.

UNITE HERE Local 24 has also successfully negotiated a labor peace agreement with the hotel operator that will allow Union organizing to proceed without costly labor disruptions.

Our Union stands in support of the project and for the tax abatements that are needed to get this project built. We urge your support as well.

Sincerely,

Nia T. Winston  
President

**UNITEHERE! Local 24 Michigan/Ohio**

cc: File

# LISA SPINDLER STUDIO

February 1, 2024

Detroit City Council  
2 Woodward Ave Suite 1340  
Detroit MI 48226

Re: Support for the Proposed Water Square Hotel Development

Dear Honorable City Council members:

I would like to express my complete support for the proposed Water Square Hotel Development on the Detroit Riverfront!

I have been a corporate business owner in Detroit for over 30 years and was born in Detroit. My company is located downtown on Woodward Ave. and feel that this hotel would be a much needed welcome for the city of Detroit. Many of my clients and customers visiting and working in Detroit have expressed the need for more hotel options when they come here. There simply isn't enough hotel options for people that want to experience Detroit, many for the first time.

After working with the Sterling Group on the Water Square Residence project I feel fully confident and excited about their new hotel project proposal which would only add to the positive experience for both Detroiters and those who are coming to Detroit. I am very excited and looking forward to telling my friends, family and customers know that this beautiful project will be a new addition to the Detroit skyline and riverfront.

I am fully in support of this project,

Sincerely,

Lisa Spindler  
President  
Lisa Spindler Photography Inc.  
1520 Woodward Ave  
Detroit MI 48226  
313-713-2158



# PLUMBERS

## LOCAL UNION 98

*serving Detroit since 1893*

February 19, 2024

Detroit City Council  
2 Woodward Avenue, Suite 1340  
Detroit, MI 48226

RE: Support for the Proposed Water Square Hotel Development

Dear Honorable City Councilmembers:

Plumbers Local Union 98 would like to express its support for the Hotel at Water Square located at 600 Civic Center Drive. Plumbers Local Union 98 has been a supportive force in Detroit since 1893. We give jobs to our members that support their families from the cradle to the grave. All that with protecting our health of the water systems, hospitals, schools and so much more.

We are supportive of the Hotel at Water Square, which would build a world-class hotel connected to Detroit's convention center and add much-needed meeting spaces, restaurants, and recreational areas to support our downtown events and draw visitors to our city.

The construction of the Hotel at Water Square's 600 top-of-the-line hotel rooms will supply desperately needed capacity to downtown Detroit, and once completed, will contribute 2.6 billion dollars in new visitor spending to Detroit's economy.

The infusion of 396.5 million dollars in private investment and the construction of 600 hotel rooms directly connected to Huntington Place will unlock Detroit's capacity to host more high impact events and conventions bringing more visitors to our city and improving Detroit's ability to host world-class events.

Without the project, Detroit will continue to lose large convention events to cities like Columbus, Ohio and Indianapolis, Indiana who have already invested in their hotel capacity to host national events.

I am confident that this team will build a first-rate project and will provide a high-quality operations team once it is complete. Plumbers Local Union 98 is in support of the project and understands both the need and request for tax abatements to ensure that the project is constructed successfully.

Sincerely,

Carlo Castiglione  
Business Manager  
Detroit Plumbers Local 98  
313-986-3963  
ccast@ualocal98.org

Protecting the health of Michigan for 131 years  
Serving the counties of Wayne, Oakland, Macomb, St. Clair  
Sanilac, Huron, the cities of Detroit & Brighton Township

**Plumbers Local Union 98**  
**555 Horace Brown Drive**  
**Madison Heights, MI 48071**

**Phone 248.307.9800**  
**Fax 248.307.9898**  
**Web ualocal98.org**



To whom it may concern,

I would like to express my support of the project on 600 Civic Center Drive in Detroit, MI. As a business owner in the city of Detroit dating back 12 years, I have witnessed this city continue to grow year after year. That being said, it has been obvious that we have missed out on being a true destination for larger conventions as well as more consistent conventions compared to other major cities. The proposed development at 600 Civic Center Drive would immediately give Detroit the opportunity to compete with other major cities with an increase of 600 hotel rooms. Not to mention the fact it would be attached to the convention center.

This would be a benefit to the city, its residents and the businesses in the city of Detroit. As someone who invested in the city 12 years ago, when things were just starting to turn around, I applaud the Development team that is behind this project for continuing to invest in our cities growth. I have toured the development teams new residential tower that is adjacent to the proposed development at 600 Civic Center, and I am confident that they can deliver a first-class hotel this city so desperately needs. I am a part of a hospitality group that has brought a licensed Starbucks, multiple fast casual locations and a new full-service restaurant to the city. It's important to me to see the city continue to grow. I fully support the development at 600 Civic Center Drive and hope to see progress made as we continue to build this city stronger day after day.

Please let me know if you have any questions or if I can assist in any way. Thank you for your time.

Regards,

Randy Dickow

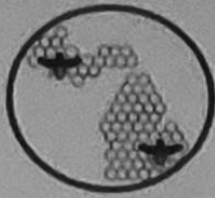
RAF Global

Triple Shot Gourmet

RADD Enterprises

MR Hospitality





April 4, 2024

Detroit City Council  
2 Woodward Ave, Suite 1340  
Detroit, MI 48226

Re: Support for the Proposed Water Square Hotel Development

Dear Honorable City Councilmembers:

Rescue MI Nature NOW would like to express its support for the Hotel at Water Square located at 600 Civic Center Drive. Rescue MI Nature NOW (RMNN) is a local nonprofit focused on revitalizing urban communities by transforming neglected spaces into vibrant greenspaces. Our mission is to promote environmental stewardship, empower youth, and foster sustainable development practices to create a brighter future for urban communities in Michigan.

We are supportive of the Hotel at Water Square, which would build a world-class hotel connected to Detroit's convention center and add much-needed meeting spaces, restaurants, and recreational areas to support our downtown events and draw visitors to our city.

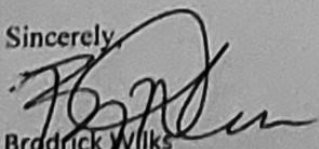
The construction of the Hotel at Water Square's 600 top-of-the-line hotel rooms will supply desperately needed capacity to downtown Detroit, and once completed, will contribute 2.6 billion dollars in new visitor spending to Detroit's economy.

The infusion of 396.5-million dollars in private investment and the construction of 600 hotel rooms directly connected to Huntington Place will unlock Detroit's capacity to host more high impact events and conventions - bringing more visitors to our city and improving Detroit's ability to host world-class events.

Without the project, Detroit will continue to lose large convention events to cities like Columbus, OH and Indianapolis, IN who have already invested in their hotel capacity to host national events.

I am confident that this team will build a first-rate project and will provide a high-quality operations team once it is complete. Rescue MI Nature NOW is in support of the project and understands both the need and request for tax abatements to ensure that the project is constructed successfully.

Sincerely,



Brodrick Wilks

Treasurer

248-508-7975

[bwilks@rescuenaturenow.org](mailto:bwilks@rescuenaturenow.org)

Rescue MI Nature NOW



## Michigan Regional Council of Carpenters • U.B.C.J.A.

March 4, 2024

Detroit City Council  
2 Woodward Ave, Suite 1340  
Detroit, MI 48226

Re: Support for the Proposed Water Square Hotel Development

Dear Honorable City Councilmembers:

The Michigan Regional Council of Carpenters and Millwrights (MRCC) would like to express its support for the Hotel at Water Square located at 600 Civic Center Drive. The MRCC represents over 14,000 carpenters, millwrights, floor coverers and other skilled trades professionals throughout the state, including carpenters who work inside Huntington Place.

We are supportive of the Hotel at Water Square, which would build a world-class hotel connected to Detroit's convention center and add much-needed meeting spaces, restaurants, and recreational areas to support our downtown events and draw visitors to our city.

The construction of the Hotel at Water Square's 600 top-of -the-line hotel rooms will supply desperately needed capacity to downtown Detroit, and once completed, will contribute 2.6 billion dollars in new visitor spending to Detroit's economy.

The infusion of 396.5-million dollars in private investment and the construction of 600 hotel rooms directly connected to Huntington Place will unlock Detroit's capacity to host more high impact events and conventions - bringing more visitors to our city and improving Detroit's ability to host world-class events.

Without the project, Detroit will continue to lose large convention events to cities like Columbus, OH and Indianapolis, IN who have already invested in their hotel capacity to host national events.

I am confident that this team will build a first-rate project and will provide a high-quality operations team once it is complete. The MRCC supports the project and understands both the need and request for tax abatements to ensure that the project is constructed successfully.

Sincerely,

Mike Barnwell, President



**Detroit Office**  
**1640 Porter Street • Detroit, MI 48216**  
**Telephone (313) 965-5080 • Fax (313) 965-3232**  
**Patrick J. Devlin**      **Steve Claywell**  
Financial Secretary Treasurer      President

February 15, 2024

Detroit City Council  
2 Woodward Ave, Suite 1340  
Detroit, MI 48226

Re: Support for the Proposed Water Square Hotel Development

Dear Honorable City Councilmembers:

The Michigan Building and Construction Trades Council expresses its support for the Hotel at Water Square located at 600 Civic Center Drive. Our council represents the tradespeople who would build the hotel, and they stand to work thousands of hours to complete the project. Working on such projects allows our members to put food on their table, pay their taxes and put money back into the community at stores and restaurants.

We are supportive of the Hotel at Water Square, which would build a world-class hotel connected to Detroit's convention center and add much-needed meeting spaces, restaurants, and recreational areas to support our downtown events and draw visitors to our city. The hotel's 600 top-of-the-line rooms will supply desperately needed capacity to downtown Detroit, and once completed, will contribute 2.6 billion dollars in new visitor spending to Detroit's economy.

The infusion of 396.5-million dollars in private investment and the construction of 600 hotel rooms directly connected to Huntington Place will unlock Detroit's capacity to host more high impact events and conventions - bringing more visitors to our city and improving Detroit's ability to host world-class events.

I am confident that this team will build a first-rate project and will provide a high-quality operations team once it is complete. Our council is in support of the project and understands both the need for tax abatements to ensure that the project is constructed successfully.

Sincerely,

Patrick Devlin  
Secretary-Treasurer

**BUILDING MICHIGAN UNION**



January 17, 2024

Detroit City Council  
2 Woodward Ave, Suite 1340  
Detroit, MI 48226

Re: Support for the Proposed Water Square Hotel Development

Dear Honorable City Councilmembers:

The Detroit Riverfront Conservancy (DRFC) would like to express its support for the proposed project at 600 Civic Center Drive. The DRFC was founded in 2003 to lead the transformation, activation, and stewardship of the Detroit Riverfront. In the past 20 years, the Riverfront has become one of the most significant gathering places in the City of Detroit, welcoming over 3 million visitors per year. The riverfront has also become an engine of economic activity, with over \$2 billion invested in the riverfront district since 2003. The tax revenue from these projects have had a significant positive impact on the revenue of the City of Detroit. Our recent efforts have focused on connecting the riverfront to Detroit's neighborhoods, particularly those on the west side of the city. In 2025, the 22-acre Ralph C. Wilson, Jr. Centennial Park will open to the public, and will draw residents from the entire city to this previously forgotten part of our community. The park will also be a great amenity for out-of-town visitors who come to events at Huntington Place.

We are supportive of the project at 600 Civic Center Drive, which would provide much-needed capacity to support our downtown events and help draw visitors to our city.

The proposed development of a 600-key hotel will supply desperately needed capacity to downtown Detroit. The additional infusion of private investment and the additional hotel rooms in close proximity to Huntington Place will result in a greater number of high impact events and conventions the City of Detroit will be able to host, bringing a significant number of visitors to the riverfront. Without the project, the City of Detroit will continue to lose large convention events to other cities in the nation that are better equipped with adequate hotel capacity to host events.

I have met with the development team and have toured their other riverfront project. Based on those discussions, I am confident that this team will build a first-rate project and will provide a high-quality operations team once it is complete. The Detroit Riverfront Conservancy is in support of the project and understands both the need and request for incentives on the project to ensure success.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mark C. Wallace".

Mark C. Wallace, CEO  
President & CEO

To whom it may concern,

I would like to express my support of the project on 600 Civic Center Drive in Detroit, MI. As a business owner in the city of Detroit dating back 12 years, I have witnessed this city continue to grow year after year. That being said, it has been obvious that we have missed out on being a true destination for larger conventions as well as more consistent conventions compared to other major cities. The proposed development at 600 Civic Center Drive would immediately give Detroit the opportunity to compete with other major cities with an increase of 600 hotel rooms. Not to mention the fact it would be attached to the convention center.

This would be a benefit to the city, its residents and the businesses in the city of Detroit. As someone who invested in the city 12 years ago, when things were just starting to turn around, I applaud the Development team that is behind this project for continuing to invest in our cities growth. I have toured the development teams new residential tower that is adjacent to the proposed development at 600 Civic Center, and I am confident that they can deliver a first-class hotel this city so desperately needs. I am a part of a hospitality group that has brought a licensed Starbucks, multiple fast casual locations and a new full-service restaurant to the city. It's important to me to see the city continue to grow. I fully support the development at 600 Civic Center Drive and hope to see progress made as we continue to build this city stronger day after day.

Please let me know if you have any questions or if I can assist in any way. Thank you for your time.

Regards,

Randy Dickow

RAF Global

Triple Shot Gourmet

RADD Enterprises

MR Hospitality

# WISE Commercial Real Estate

February 5, 2024

## **Detroit City Council**

2 Woodward Ave., Suite 1340  
Detroit, MI 48226

### **RE: HOTEL AT WATER SQUARE (PROPOSED)**

Dear Honorable City Council Councilmembers:

I am pleased to offer this letter of support for the proposed project commonly known as the Hotel at Water Square, located in Detroit, MI. I support this project for several reasons.

First, this project is one of great need. It is widely known within the convention and tourism industry that a dearth of hotel rooms exists within the downtown Detroit area. Despite additional rooms resulting from recently completed hotel projects, Detroit lacks sufficient hotel rooms to support and attract larger conventions and events. It is also known that convention groups will often not even consider a location lacking a convention center which is physically connected to a significant hotel. This project will aid the Detroit Metro Convention & Visitors Bureau in addressing this substantial obstacle in its attempts to lure convention business to Detroit.

Second, this project will add energy and excitement to an emerging West Riverfront neighborhood. It will offer restaurants and other amenities that not only benefit hotel guests, but visitors and residents as well. The physical extension of Second Ave. southward will add another access point to the Detroit riverfront and tremendously improve the environment of that location from what currently exists today.

Finally, and just as importantly, the Sterling Group exemplifies great corporate citizenship for Detroit. Since its founding, almost four decades ago, the Sterling Group has invested heavily in Detroit, even during times when very few others were willing to do so. It has also given generously to the community. I have had the pleasure of knowing and working with various team members of the Sterling Group spanning my nearly 30-year career in commercial real estate in Detroit. Quality, integrity, and respect are words that come to mind when I think of them.

As a native, lifelong Detroit resident and business owner, I encourage you to support this project for the assorted reasons stated above. I look forward to offering my friends and business associates a new and exciting riverfront alternative for their lodging needs when they visit Detroit.

Sincerely,

WISE Commercial Real Estate



Alan Scott White  
CEO/President

P.O. Box 31-1631 ♦ Detroit, MI 48231 ♦ (313) 585-9551



February 19, 2024

Detroit City Council  
2 Woodward Ave,  
Suite 1340  
Detroit, MI 48226

Re: Support for the Proposed Water Square Hotel Development

Dear Honorable City Councilmembers:

Visit Detroit, the convention and visitor bureau for Detroit and Southeast Michigan, enthusiastically supports the proposed Water Square Hotel development. Visit Detroit helps welcome millions of visitors to Detroit each year, helping to generate billions of dollars in economic activity for the city. However, hundreds of thousands of additional visitors have not been able to come to Detroit, because we lack a connected convention center hotel.

Visit Detroit conducted a 2018-2022 lost business analysis of conventions that wanted to come to Detroit but could not because the city did not have a connected hotel. In five years, Detroit has lost out on:

- Over 1 million visitors
- 650,000 room nights
- \$524 million in spending

Detroit could and should have hosted events like the National Society of Black Engineers, the Women's Business Enterprise National Council, the IEEE SC Conference, and dozens of additional events, but we couldn't match their requirements. With the new 600 room Water Square Hotel development, Detroit will be in a significantly better position to compete and win events.

If you have any questions about this letter or Visit Detroit's support of the Detroit Salon, please contact me at [cmolinari@visitdetroit.com](mailto:cmolinari@visitdetroit.com).

Sincerely,

Claude Molinari  
President and CEO of Visit Detroit



ONE WASHINGTON BLVD.

DETROIT, MI 48226

PHONE: 313-877-8777

[WWW.HUNTINGTONPLACEDETROIT.COM](http://WWW.HUNTINGTONPLACEDETROIT.COM)

February 22, 2024

Detroit City Council  
2 Woodward, Suite 1340  
Detroit, MI 48226

RE: Support for the Proposed Water Square Hotel Development

Dear Honorable City Councilmembers.

Huntington Place venue leadership wholeheartedly supports the development of a hotel attached to the convention center. It is our belief that this project will lead to more conventions and event business for the center and city.

The addition of an attached hotel makes the convention center better able to compete for business against some of the nation's top centers including Chicago, Indianapolis, and Columbus to name just a few, who already have this configuration in place.

An attached hotel will provide beneficial services for our guests including indoor connectivity/accessibility (especially for disabled and elderly guests) and additional food and beverage options as well as guest services support.

We are currently working to bring several events to Detroit/Huntington Place that are waiting for us to announce the attached hotel before committing to the destination.

Lastly, convention and event business will bring greater economic impact to downtown and metro Detroit. From taxis and ride share drivers to hotels, restaurants, bars, nightclubs, casinos, shops, sporting venues, museums and entertainment venues, convention attendees spend money which translates directly to hospitality jobs and the vitality of the entire region.

Sincerely,

Greg DeSandy  
Director of Sales & Development



STATE OF MICHIGAN

December 12, 2023

Detroit City Council  
2 Woodward, Suite 1340  
Detroit, Michigan 48226

Dear Honorable Detroit City Council:

As the elected officials serving the City of Detroit's New Center community and surrounding areas, we want to express our strong support for Henry Ford Health's new proposed state-of-the-art hospital development and campus expansion.

Henry Ford Health has always been committed to providing patient and family-centered care. With this new expansion, this tradition will continue, and our communities will have access to the highest-quality healthcare in a new hospital and reimagined campus.

This hospital expansion, with an emergency department planned to double the size of the existing one, affordable housing, and a brand-new research building in conjunction with Michigan State University, will not only be a community asset to Detroit but will serve as a destination for residents throughout our State and beyond.

The new development will fill a critical public health and safety need and will bring a multi-billion dollar construction project, permanent jobs and significant economic benefits to the City. It will cement the reputation of the Henry Ford Health's Detroit campus as a world-class academic medical center that will be strongly positioned to meet the growing healthcare needs of our Detroit residents.

We support this project and ask that the Detroit City Council do as well.

Sincerely,

A handwritten signature in blue ink, appearing to read "Erika Geiss".

Senator Erika Geiss  
Senate District 1  
Assistant President Pro Tempore

A handwritten signature in blue ink, appearing to read "M. A. McFall".

Representative Mike McFall  
House District 8



December 5, 2023

Detroit City Council Office  
2 Woodward Avenue, Suite 1340  
Detroit, MI 48226

Dear Honorable Detroit City Council members:

As the Medical Director of Diversity and Inclusion at Henry Ford Health, I am pleased to endorse the Future of Health development project proposed by Henry Ford Health, along with its partners at Michigan State University (MSU) and the Detroit Pistons. Henry Ford Health's historic investment in its Midtown hospital campus—featuring an expanded emergency department (ED), state-of-the-art research center dedicated to advancing health discoveries, and commitment to improving the health and well-being of Detroiters and advancing health equity—reflects our mission and will have tremendous impact on the future health of the people living and working in Detroit and the surrounding region.

Henry Ford Health is a large, not-for-profit, integrated healthcare system with over 33,000 employees. The health system is headquartered in Detroit, where we have served the community since the establishment of Henry Ford Hospital in 1915—108 years. Since that time, Henry Ford Health has grown and we now offer healthcare services across the healthcare continuum through a diverse network of facilities in Southeast Michigan (Metro Detroit) and South Central Michigan (Jackson).

At Henry Ford Health, our mission-driven culture connects us to one another, our patients, and the communities we serve. We are known at a national level for leading innovative efforts in mitigating healthcare disparities and creating a diverse workforce with an inclusive culture. In September 2021, our Board of Directors and executive leadership team made a commitment to expand our diversity, equity and inclusion plan to include anti-racism and social justice to do our part in helping to address societies most pressing challenges to health and wellness. We are committed to a diverse and inclusive workforce where staff feels welcomed, valued, and respected. One of our commitments is to achieve equity in clinical outcomes and healthcare experiences to empower patients to achieve optimal health and well-being.

In my role as Medical Director of Diversity and Inclusion, I lead efforts to enhance opportunities for underrepresented groups to pursue and succeed in medical and scientific professions. My research primarily focuses on developing and implementing equitable innovations and models of care using justice frameworks, community engaged research, mixed methods, and implementation science. Part of my work includes the Readyng Youth Scientists for Excellence in Medicine, Health Equity and Discovery (RYSE MED) career pathways program. This program includes a six-week summer intensive experience at Henry Ford Health for underrepresented and under-resourced high school, undergraduate, and graduate students. As part of this program, students interested in healthcare careers participate in clinician shadowing, exploring healthcare

careers through simulations like suturing and taking care of patients in virtual reality, developing college success skills, and fostering long-term mentoring relationships with current college students, researchers, physicians and other clinicians.

The new campus development will help Henry Ford Health magnify its impact on these issues by:

- Providing a premier medical and research campus to recruit the next generation of healthcare workers in and representative of the city of Detroit
- Building a \$90 million academic research partnership with Henry Ford Health and MSU that will offer many new opportunities for academic and medical professionals to advance the science of health and equitable health outcomes
- Implementing and expanding apprenticeship and training programs in healthcare careers, including high school academic and mentorship programs and earlier.

Overall, this development project will have wide-reaching impacts across the many priorities our patients, the community, the Neighborhood Advisory Council and the Detroit City Council have shared. With our partners at MSU, the Detroit Pistons, and the Shirley Ryan AbilityLab, this project will increase the stock of affordable housing in the city, provide new opportunities for education and well-paying jobs in the City, and give Detroiters access to state-of-art rehabilitation and research facilities. These are some of the critical areas that have been affected by the legacy of racism and I am confident that our collective investment in these areas will catalyze an even greater impact on community health and wellbeing. The new hospital will be a destination site for cutting-edge healthcare in the region, providing Detroiters and other Michiganders with access to the high quality and comprehensive care that they deserve. New walkways, traffic rerouting, green spaces, and communal spaces will make the community more walkable and connected, and provide opportunities for recreation and community events. All of these elements are not just healthy, they are healing.

Importantly, the results of this collaboration reflect the needs and voices of our community, including those whose voices and needs are historically excluded.

Thank you for the opportunity to share my support for this mission-drive development project.

Sincerely,



**Martina T. Caldwell, MD, MS, FACEP**

Senior Staff Physician | Department of Emergency Medicine | Henry Ford Hospital  
Medical Director of Diversity & Inclusion | Henry Ford Medical Group  
Principle Investigator | The SHE Rises Lab (Transgenerational Social and Health Equity Research)  
Clinical Assistant Professor | Department of Emergency Medicine | Wayne State University



November 29, 2023

Detroit Brownfield Redevelopment Authority  
500 Griswold, Suite 2200  
Detroit, Michigan 48226

Re: Support for the Future of Health Project

To Whom it May Concern:

I am writing to express my support for the Future of Health Project. The three organizations represented through this project have undertaken an enormous task of ensuring the community's voice is heard during this engagement process, and beyond. Their efforts achieved in community engagement thus far have been outstanding and has helped inform dialogue during the CBO process. I am confident that this project will have a profound impact on the City of Detroit, and greater region.

Since February, The Future of Health Outreach team has been actively engaging community members through a variety of channels including, block club outreach, townhall meetings, door to door canvassing, and engagement surveys. In addition, Henry Ford Health developed a Community Advisory Council, consisting of block club leaders, businesses, and senior citizens. The committee is another opportunity to ensure ongoing engagement related to the project, and beyond.

The positive effect of the Future of Health project on the City of Detroit, and region cannot be overstated. This project will bring new economic benefits, such as job creation, increased opportunities for housing, education offerings, and advanced research dedicated to health disparities.

Midtown Detroit, Inc. is pleased to support this project wholeheartedly and believe that it reflects an opportunity for "The Future of Health" team to deepen and expand existing relationships with community partners, thus having an additional impact on the community long into the future.

Should you have any questions please feel free to reach out.

Thank you,

A handwritten signature in black ink, appearing to read "Sue Mosey".

Sue Mosey  
Executive Director  
Midtown Detroit, Inc.



December 4, 2023

Detroit City Council  
2 Woodward, Suite 1340  
Detroit, Michigan 48226

Dear Honorable Detroit City Council:

The proposed Henry Ford Health hospital campus expansion – including an emergency department twice the current size, a research center dedicated to addressing health disparities, and deeply affordable housing – are all community assets that will help advance the health, and wellness of the community.

From an engagement perspective, the project team has been boots on the ground, ensuring that community members have access to updated project information, and creating opportunities for the community to share input.

As a longtime resident, I know firsthand the invaluable role that hospitals play in ensuring quality healthcare services to our community. The proposed expansion represents an investment in our future, with a focus on community well-being. With an expanded campus Henry Ford Health will be better positioned to address the health concerns of residents, and will improve access to care, reduce wait times, and uncover life saving research.

Looking towards the future, this project will ensure that Henry Ford Health is positioned to meet the growing healthcare needs of the community; further establishing its commitment and service to people in Detroit and the surrounding region.

For those reasons, I stand in support of the project.

Yours for Community,

A handwritten signature in black ink, appearing to read "Jeff Jones". The signature is fluid and cursive, with a large loop at the end.

Jeff Jones  
Executive Director  
Hope Village Revitalization



November 29, 2023

Detroit City Council  
2 Woodward, Suite 1340  
Detroit, Michigan 48226

Re: Community engagement efforts for The Future of Health Project

Dear Honorable City Council:

Community engagement is a crucial element in ensuring that the community's voice is not only heard but also valued and respected, particularly in the context of proposals such as "The Future of Health" Project." Since the project's announcement, residents throughout the Virginia Park area have actively participated in substantive discussions regarding the project's benefits, potential impacts, and provided general feedback.

The benefits of an expanded hospital campus, and research center, are well suited to support, and advance the health priorities of the community. It is for that reason, that I write to support their transformational brownfield plan related to the project's east campus development.

I am grateful to be able to collaborate with three organizations that are dedicated to ensuring residents have viable channels to contribute their input to this process. Specifically in the Virginia Park neighborhood, the project team has actively participated in and facilitated numerous community meetings, organized project site bus tours, and consistently provided updates to our community.

Moreover, they maintain ongoing communication with the community, responding to questions, collecting additional feedback, and addressing any concerns that may arise. I am delighted to offer this letter of support for the project's engagement efforts and anticipate continued collaboration with the project partners to further enhance their outreach and impact within the community.

Thank you,

Jody Wise  
130 Virginia Park Street  
Detroit, MI 48202

November 29, 2023

Detroit City Council  
2 Woodward, Ave.  
Detroit, MI

RE: Honorable City Council

To whom it may concern:

I'm writing this letter in support of the Future of Health development with Henry Ford Health, Michigan State University, and the Detroit Pistons. As a legacy Detroiter, I have lived and experienced a variety of challenges Detroiters have faced.

I have a true dedication to support Projects that help revitalize the community, specifically District 5 in Detroit. I've attended multiple community presentation on the Project and each update has helped me further understand the Developers commitment to Detroit.

Anytime there are conversations and actions that support a healthier and vibrant Detroit, I'm in favor. As this project moves forward, I'm thrilled to see inclusion with residents and the career pathways because of this Development. I've grown to build a great repour with the community engagement leaders from each respective organization and they've truly heard my concerns. I see myself in the Future of Health, holistically.

Thank you,

Gabrielle Parker



## **Detroit Wayne Integrated Health Network**

707 W. Milwaukee St.  
Detroit, MI 48202-2943  
Phone: (313) 833-2500  
[www.dwihn.org](http://www.dwihn.org)

FAX: (313) 833-2156  
TDD: (800) 630-1044 RR/TDD: (888) 339-5588

December 5, 2023  
Detroit City Council  
2 Woodward, Suite 1340  
Detroit, Michigan 48226

Re: The Future of Health Project

Dear Honorable City Council Members:

As CEO/President of the Detroit Wayne Integrated Health Network (DWIHN), I am pleased to endorse the Future of Health development project proposed by Henry Ford Health, along with its partners at Michigan State University (MSU) and the Detroit Pistons. Since 1968, DWIHN has served Wayne County residents as a healthcare safety net organization that provides access to a full array of integrated behavioral health services that help people receive exceptional services and supports for mental health, substance use or disability-related concerns. Whether it is our expansion of a Crisis Care Center in the heart of the New Center area, our commitment to uplifting children and families through community engagement, and innovation, or our dedication to teach law enforcement Crisis Intervention Training, we are deeply rooted in our mission of advancing quality of life in the community.

Addressing priorities from a community mental health perspective requires a holistic approach that involves many people and organizations. We recognize that Henry Ford Health and its partners are fully committed to improving access to behavioral and physical healthcare services to improve community mental health and well-being. The expansion of Henry Ford Hospital in Detroit, including an expanded emergency department (ED), with dedicated space for behavioral health services, is an opportunity to improve the quality of life for Detroiters, and is a significant step towards addressing the ongoing mental health needs of our community.

The Healthy Future development project represents a pathway towards improving outcomes and reducing health disparities by offering an opportunity for additional investment in youth programming, mentorship opportunities, and research and educational programs.

As a neighbor in the New Center community, DWIHN is pleased to support Henry Ford Health's development project.

Thank you,  
Eric Doeh  
CEO/President  
Detroit Wayne Integrated Health Network

### **Board of Directors**

Kenya Ruth, Chairperson  
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[www.pacesemi.org](http://www.pacesemi.org)

Corporate Office  
21700 Northwestern Highway, Suite 900  
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855-445-4554

Clinton Township Center  
19700 Hall Road  
Clinton Township, MI 48038

Dearborn Center  
15401 N. Commerce Drive  
Dearborn, MI 48120

Detroit Center  
17330 Greydale Avenue  
Detroit, MI 48219

Eastpointe Center  
17401 E. Ten Mile Road  
Eastpointe, MI 48021

Pontiac Center  
823 Golf Drive  
Pontiac, MI 48341

Southfield Center  
24463 W. Ten Mile Road  
Southfield, MI 48033

Sterling Heights Center  
35501 Mound Road  
Sterling Heights, MI 48310

Thome Rivertown Center  
250 McDougall Street  
Detroit, MI 48207

December 5, 2023

Detroit City Council  
2 Woodward, Suite 1340  
Detroit, MI 48226

Dear Detroit City Council members:

As President and CEO of PACE Southeast Michigan, I am pleased to endorse the Future of Health development project proposed by Henry Ford Health, along with its partners at Michigan State University (MSU) and the Detroit Pistons. PACE Southeast Michigan is a Program of All-Inclusive Care for the Elderly (PACE) and has been caring for older adults for almost 30 years. PACE Southeast Michigan provides preventive care and comprehensive support for eligible seniors and uses Medicare, Medicaid and private funds to cover all medically necessary services. We are an award-winning non-profit organization jointly sponsored by Henry Ford Health and Presbyterian Villages of Michigan.

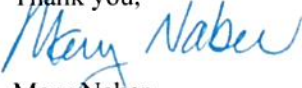
PACE Southeast Michigan serves eligible seniors in Wayne, Oakland, and Macomb Counties at our eight centers located in Clinton Township, Detroit (2), Dearborn, Eastpointe, Pontiac, Southfield, and Sterling Heights. PACE Southeast Michigan provides a nursing home alternative to seniors age 55 and older who want to remain independent and can safely live in the community. It does this by providing access to the full continuum of preventive, primary, prescription, acute, and long-term care services 24 hours a day, seven days a week, 365 days a year in our health centers and in the home. We even provide transportation to the health center. By aging in place, seniors have more hope, vitality, joy, and an overall higher quality of life.

The need for PACE in our community is vast. We currently have a census of over 1,700 participants. Our growth has ranked us as the largest, fastest-growing PACE program in Michigan and among the fastest-growing in the nation.

The proposed Henry Ford Health campus expansion, which includes a new state-of-the-art hospital and emergency department and a new academic research center, along with affordable housing, will provide improved access to healthcare services and housing to help meet the needs of seniors throughout Detroit and neighboring communities. In addition, we expect the development project to spur economic growth in the neighborhood, through the creation of new jobs and job training opportunities, which will improve the skills of residents and others interested in pursuing these opportunities.

As an organization, we are steadfast in our mission to advance, and support the wellness of older adults in the City of Detroit and throughout Southeast Michigan. We fully support the Future of Health project and look forward to the positive impacts this project will have on the community.

Thank you,

  
Mary Naber  
President and CEO



December 5, 2023

Detroit City Council Office  
2 Woodward Avenue, Suite 1340  
Detroit, MI 48226

Dear Honorable Detroit City Council members:

As the Chief Human Resource Officer and Director of Talent Solutions and Strategies at Henry Ford Health, respectively, we are pleased to endorse the Future of Health development project proposed by Henry Ford Health, along with its partners at Michigan State University (MSU) and the Detroit Pistons. Henry Ford Health's historic investment in its Midtown hospital campus—featuring an expanded emergency department (ED), state-of-the-art research center dedicated to advancing health discoveries, and commitment to improving the health and well-being of Detroiters and advancing health equity—reflects our mission and will have tremendous impact on the future health of the people living and working in Detroit and the surrounding region.

Henry Ford Health is a large, not-for-profit, integrated healthcare system with over 33,000 employees. The health system is headquartered in Detroit, where we have served the community since the establishment of Henry Ford Hospital in 1915—108 years. Since that time, Henry Ford Health has grown and we now offer healthcare services across the healthcare continuum through a diverse network of facilities in Southeast Michigan (Metro Detroit) and South Central Michigan (Jackson).

At Henry Ford Health, our mission-driven culture connects us to one another, our patients, and the communities we serve. We are known at a national level for leading innovative efforts in mitigating healthcare disparities and creating a diverse workforce with an inclusive culture. In September 2021, our Board of Directors and executive leadership team made a commitment to expand our diversity, equity and inclusion plan to include anti-racism and social justice. We are committed to a diverse and inclusive workforce where staff feels involved, valued, and respected. We are proud to support and advocate for social justice in an effort to enhance our ability to meaningfully impact everyone that interacts with Henry Ford Health. One of our commitments is to achieve equity in clinical outcomes and experience to empower patients to achieve optimal health and well-being.

In our roles as human resources leaders, we are responsible for executing hiring strategies to attract and hire diverse talent for our organization. As part of our work, Henry Ford Health has developed the system's first Diversity, Equity, Inclusion, and Social Justice Strategic Plan, which is our guiding document to ensure that our staff, patients, and our community are able to participate in all aspects of economic, social, and civil life. We have also deployed workforce development strategies across the system to remove barriers to employment and promote job opportunities. This includes collaborating with government officials, community organizations, and religious institutions to meet people where they are and connect them to opportunities.

Detroit Development LOS  
Henry Ford Health  
December 2023

The new campus development will help the system magnify its impact on these issues by:

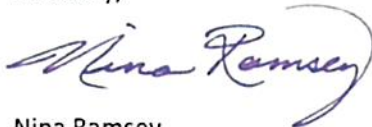
- Providing a premier location for Detroiters to live and work, including opportunities in healthcare, administration, research, construction, and retail.
- Expanding partnerships with the local community and organizations to provide opportunities for education and employment.

Overall, this development project will have wide-reaching impacts across the many priorities of our patients, the community, the Neighborhood Advisory Council and the Detroit City Council. With our partners at MSU, the Detroit Pistons, and the Shirley Ryan AbilityLab, this project will increase the stock of affordable housing in the city, provide new opportunities for education and well-paying jobs in the city, and give Detroiters access to state-of-art rehabilitation and research facilities. The new hospital will be a destination site for cutting-edge healthcare in the region, providing Detroiters and other Michiganders with access to the high quality and comprehensive care that they deserve. New walkways, traffic rerouting, green spaces, and communal spaces will make the community more walkable and connected, and provide opportunities for recreation and community events.

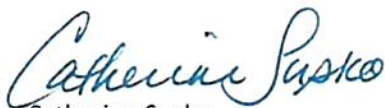
Importantly, the results of this collaboration reflect the needs and voices of our community.

Thank you for the opportunity to share our support for this mission-drive development project.

Sincerely,



Nina Ramsey  
Executive Vice President  
Chief Human Resource Officer



Catherine Susko  
Director of Talent Solutions and Strategy



December 5, 2023

Detroit City Council Office  
2 Woodward Avenue, Suite 1340  
Detroit, MI 48226

Dear Honorable Detroit City Council Members:

As the President of Care Delivery System and Chief Clinical Officer at Henry Ford Health, I am pleased to endorse the Future of Health development project proposed by Henry Ford Health, along with its partners at Michigan State University (MSU) and the Detroit Pistons. Henry Ford Health's historic investment in its Midtown hospital campus—featuring an expanded emergency department (ED), state-of-the-art research center dedicated to advancing health discoveries, and commitment to improving the health and well-being of Detroiters and advancing health equity—reflects our mission and will have tremendous impact on the future health of the people living and working in Detroit and the surrounding region.

Henry Ford Health is a large, not-for-profit, integrated healthcare system with over 33,000 employees. The health system is headquartered in Detroit, where we have served the community since the establishment of Henry Ford Hospital in 1915—108 years. Since that time, Henry Ford Health has grown and we now offer healthcare services across the healthcare continuum through a diverse network of facilities in Southeast Michigan (Metro Detroit) and South Central Michigan (Jackson).

At Henry Ford Health, our mission-driven culture connects us to one another, our patients, and the communities we serve. We are known at a national level for leading innovative efforts in mitigating healthcare disparities and creating a diverse workforce with an inclusive culture. In September 2021, our Board of Directors and executive leadership team made a commitment to expand our diversity, equity and inclusion plan to include anti-racism and social justice. We are committed to a diverse and inclusive workforce where staff feels involved, valued, and respected. We are proud to support and advocate for social justice in an effort to enhance our ability to meaningfully impact everyone that interacts with Henry Ford Health. One of our commitments is to achieve equity in clinical outcomes and experience to empower patients to achieve optimal health and well-being.

In my roles as President of Care Delivery System and Chief Clinical Officer, I oversee both the clinical and operational sides of Henry Ford Health, including hospitals, ambulatory, and other service lines—driving growth and clinical excellence, championing quality and safety, enabling new levels of innovation and research, and forging strong partnerships with physician groups and other healthcare teams. In my time at Henry Ford Health, I have overseen significant growth in clinical volumes including by restructuring our cancer services and launching cardiovascular and orthopedics services; improved our quality metrics, including driving down hospital acquired infections at all of our hospitals; reorganized our care model aligning primary care and population health services to improve patients' outcomes and financial savings; overseen development and implementation of clinical guidelines during the COVID-19 pandemic; and helped engineer the 30-year partnership between Henry Ford Health and Michigan State

University to redesign our academic mission with innovative and transformational healthcare delivery and improvement in mind.

The new campus development will help the system magnify its impact on these issues by:

- Modernizing and revolutionizing the health system's care and healing environments to ensure Henry Ford Health can serve a growing number of patient's and continue to provide state of the art and personalized healthcare—including by outfitting an expanded ED with universal rooms and specialized space for trauma and behavioral healthcare; improving acute and intensive care units; advancing technology in operating suites, cardiac catheterization, and electrophysiology labs; and more
- Partnering with the Shirley Ryan AbilityLab to establish a 72-bed state-of-the-art physical medicine and rehabilitation facility to Detroit, as well as a revolutionary neurofibromatosis research institute in collaboration with the Gilbert Family Foundation—to support patients recovering from a stroke, traumatic brain injury, spinal cord injury, and other conditions
- Establishing a new, cutting-edge medical research facility in collaboration with Michigan State University to enhance Henry Ford Health's already robust research program—which currently includes more than 2,000 research projects over \$120 million in research funding annually
- Supporting the health system in attracting top talent to the region, to provide world class healthcare to Detroiters

Overall, this development project will have wide-reaching impacts across the many priorities of our patients, the community, the Neighborhood Advisory Council (NAC), and the Detroit City Council. With our partners at Michigan State University, the Detroit Pistons, and the Shirley Ryan AbilityLab, this project will increase the stock of affordable housing in the city, provide new opportunities for education and well-paying jobs in the City, and give Detroiters access to state-of-art rehabilitation and research facilities. The new hospital will be a destination site for cutting-edge healthcare in the region, providing Detroiters and other Michiganders with access to the high quality and comprehensive care that they deserve. New walkways, traffic rerouting, green spaces, and communal spaces will make the community more walkable and connected, and provide opportunities for recreation and community events.

Importantly, the results of this collaboration reflect the needs and voices of our community.

Thank you for the opportunity to share my support for this mission-driven development project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Adnan Munkarah', with a stylized, looping flourish at the end.

Adnan Munkarah, MD  
President, Care Delivery System  
Chief Clinical Officer  
Henry Ford Health

December 5, 2023

Detroit City Council Office  
2 Woodward Avenue, Suite 1340  
Detroit, MI 48226

Dear Honorable Detroit City Council Members:

As the Senior Vice President of Community Health and Equity and Chief Wellness and Diversity Officer at Henry Ford Health, I am pleased to endorse the Future of Health development project proposed by Henry Ford Health, along with its partners at Michigan State University (MSU) and the Detroit Pistons. Henry Ford Health's historic investment in its Midtown hospital campus—featuring an expanded emergency department (ED), state-of-the-art research center dedicated to advancing health discoveries, and commitment to improving the health and well-being of Detroiters and advancing health equity—reflects our mission and will have tremendous impact on the future health of the people living and working in Detroit and the surrounding region.

Henry Ford Health is a large, not-for-profit, integrated healthcare system with over 33,000 employees. The health system is headquartered in Detroit, where we have served the community since the establishment of Henry Ford Hospital in 1915—108 years. Since that time, Henry Ford Health has grown and we now offer healthcare services across the healthcare continuum through a diverse network of facilities in Southeast Michigan (Metro Detroit) and South Central Michigan (Jackson).

At Henry Ford Health, our mission-driven culture connects us to one another, our patients, and the communities we serve. We are known at a national level for leading innovative efforts in mitigating healthcare disparities and creating a diverse workforce with an inclusive culture. In September 2021, our Board of Directors and executive leadership team made a commitment to expand our diversity, equity, and inclusion plan to include anti-racism and social justice. We are committed to a diverse and inclusive workforce where staff feels involved, valued, and respected. We are proud to support and advocate for social justice in an effort to enhance our ability to meaningfully impact everyone that interacts with Henry Ford Health. One of our commitments is to achieve equity in clinical outcomes and experience to empower patients to achieve optimal health and well-being.

In my roles as Senior Vice President of Community Health and Equity and Chief Wellness and Diversity Officer, I provide leadership in the areas of community benefit, population health, and health equity, with a particular focus on improving maternal and infant health, chronic disease management, and healthy lifestyles including exercise, nutrition, and tobacco use. Among many initiatives, I have founded the award-winning African American Initiative for Male Health Improvement (AIM-HI) to provide culturally appropriate health education, support groups, and screenings; the Women Inspired Neighborhood Network (WIN) to improve access to healthcare and reduce infant mortality in Detroit neighborhoods; and Generation with Promise to empower young people, their families, faith-based organizations, and communities to create healthy lifestyle choices. I also oversee Henry Ford Health's community health needs assessment, community health worker hub, center for health promotion and

disease prevention, community health fairs and screenings, faith-based community health services, and other programs, services, and efforts to improve the health of the communities we serve.

The new campus development will help the system magnify its impact on these issues by:

- Building a state-of-the-art research building in collaboration with Michigan State University, with a focus on discovering measures and treatment solutions to address the health disparities that exist in the City of Detroit
- Expanding upon the health system's existing programs to provide additional community health, education, and resource awareness fairs each year in Detroit and the surrounding region
- Helping to address the social determinants of health, for example, by establishing affordable housing, walkable green spaces, and more
- Helping to address the social determinants of health, for example, by establishing affordable housing, walkable green spaces, addressing food security and more

Overall, this development project will have wide-reaching impacts across the many priorities of our patients, the community, the Neighborhood Advisory Council (NAC), and the Detroit City Council. With our partners at MSU, the Detroit Pistons, and the Shirley Ryan AbilityLab, this project will increase the stock of affordable housing in the city, provide new opportunities for education and well-paying jobs in the City, and give Detroiters access to state-of-art rehabilitation and research facilities. The new hospital will be a destination site for cutting-edge healthcare in the region, providing Detroiters and other Michiganders with access to the high quality and comprehensive care that they deserve. New walkways, traffic rerouting, green spaces, and communal spaces will make the community more walkable and connected, and provide opportunities for recreation and community events.

Importantly, the results of this collaboration reflect the needs and voices of our community.

Thank you for the opportunity to share my support for this mission-driven development project.

Sincerely,



Kimberlydawn Wisdom, MD, MS, FACEP  
Senior Vice President of Community Health & Equity  
Chief Wellness and Diversity Officer  
Henry Ford Health

December 5, 2023

Detroit City Council Office  
2 Woodward Avenue, Suite 1340  
Detroit, MI 48226

Dear Honorable Detroit City Council members:

In my joint administrative, clinical and academic leadership roles at Henry Ford Health, I am pleased to endorse the Future of Health development project proposed by the healthcare system, along with our partners at Michigan State University (MSU) and the Detroit Pistons. Henry Ford Health's historic investment in its Midtown hospital campus—featuring an expanded emergency department (ED), state-of-the-art research center dedicated to advancing health discoveries, and commitment to improving the health and well-being of Detroiters and advancing health equity—reflects our mission and will have tremendous impact on the future health of the people living and working in Detroit and the surrounding region.

Henry Ford Health is a large, not-for-profit, integrated healthcare system with over 33,000 employees. The health system is headquartered in Detroit, where we have served the community since the establishment of Henry Ford Hospital in 1915—108 years. Since that time, Henry Ford Health has grown and we now offer healthcare services across the healthcare continuum through a diverse network of facilities in Southeast Michigan (Metro Detroit) and South Central Michigan (Jackson). The HFMG, founded in the same year as the Henry Ford Hospital, is one of the premier physician group practices in the nation. During this time, the HFMG has fostered innovation and advancement in patient care, education, and research, while encouraging improvement in technology and patient care processes.

At Henry Ford Health, our mission-driven culture connects us to one another, our patients, and the communities we serve. We are known at a national level for leading innovative efforts in mitigating healthcare disparities and creating a diverse workforce with an inclusive culture. In September 2021, our Board of Directors and executive leadership team made a commitment to expand our diversity, equity and inclusion plan to include anti-racism and social justice. We are committed to a diverse and inclusive workforce where staff feels involved, valued, and respected. We are proud to support and advocate for social justice in an effort to enhance our ability to meaningfully impact everyone that interacts with Henry Ford Health. One of our commitments is to achieve equity in clinical outcomes and experience to empower patients to achieve optimal health and well-being.

In my role at Henry Ford Health, I provide strategic leadership and direction to the over 1,900 HFMG physicians and researchers responsible for all aspects of clinical performance across 40 specialties. One powerful tool we currently use is our Population Health Management strategic initiative, which seeks to improve the overall health outcomes of specific populations. Through accumulation and analysis of population data, we can implement programs that keep patients as healthy as possible, reducing the need for hospitalizations, ED visits, and medical procedures. Ultimately, this initiative seeks to create value through:

- Improved clinical outcomes
- Improved patient experience
- Lower cost

The new hospital will support the HFMG and our other team members in providing the very

**Steven N. Kalkanis, MD**

Chief Executive Officer,  
Henry Ford Medical Group

Chief Academic Officer,  
Henry Ford II Chair

Senior Vice President,  
Henry Ford Health

One Ford Place, Suite 5B  
Detroit, MI 48202  
313.876.8456

skalkan1@hfhs.org  
henryford.com/kalkanis



best healthcare right in the heart of Detroit, with state-of-the-art medical facilities and technology, all single-patient rooms, shorter wait times in the ED, and less disruption to the neighborhood with the helipad and ambulances relocated from the neighborhood.

I also work to advance the health system's academic mission including the growth and development of all research and medical education programs. One of my proudest achievements at Henry Ford Health was helping to bring about the Henry Ford Health and Michigan State University Health Sciences partnership. Through a joint research enterprise, a premier cancer center, and a focus on academic, medical, and health education of the future, this partnership is working to fight the health disparities that plague our most vulnerable communities. Together, we are fueled by passion, curiosity, and a little bit of grit—tirelessly developing solutions, treatments, and programs to make life collectively better. We know that by working together on education and research, we will help create better health outcomes for our patients and the communities we serve and provide a pathway to eliminating health disparities. Establishing a joint research enterprise with Michigan State University is a key aspect of our new development in Detroit that will continue to build upon this work.

The Future of Health: Detroit will have wide-reaching impacts across the many priorities of our patients, the community, the Neighborhood Advisory Council (NAC), and Detroit City Council. With our partners at Michigan State University, the Detroit Pistons, and the Shirley Ryan AbilityLab, this development project will increase the stock of affordable housing in the city, provide new opportunities for education and well-paying jobs in the City, and give Detroiters access to state-of-art rehabilitation and research facilities. The new hospital will be a destination site for cutting-edge healthcare in the region, providing Detroiters and other Michiganders with access to the high quality and comprehensive care that they deserve. New walkways, traffic rerouting, green spaces, and communal spaces will make the community more walkable and connected, and provide opportunities for recreation and community events.

Importantly, the results of this collaboration reflect the needs and voices of our community.

Thank you for the opportunity to share my support for this mission-drive development project.  
Sincerely,



Steven Kalkanis, MD  
Executive Vice President, Henry Ford Health  
Chief Academic Officer, Henry Ford Health  
CEO, Henry Ford Medical Group  
CEO, Henry Ford Hospital



December 5, 2023

Detroit City Council  
2 Woodward, Suite 1340  
Detroit, Michigan 48226

Re: The Future of Health Engagement Efforts

Dear Honorable City Council:

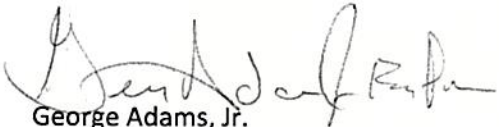
The purpose of this letter is to provide my perspective on the Future of Health Project. As a native Detroiter for more than four decades, I am intimately familiar with the challenges residents face and the concerns that resonate with me and my neighbors. This project has the potential to bridge the gap of concerns by amplifying the voice of the community while tackling the lack of inclusion and other issues that are important to Detroit residents. The Future of Health project is presented as an opportunity to advance initiatives aimed at addressing quality-of-life issues within the immediate neighborhood and the city at large. My hope is that it will actually do this.

From an engagement perspective, the Future of Health project team has been actively connecting with community members through a diverse range of outreach activities including regularly attending 360 Detroit's monthly community meetings and hosting a project site bus tour. During these activities, information was shared about the project with attendees. It is imperative that the engagement does not cease but intensifies through more meaningful dialogue and partnership. Continuance would showcase a dedication to ongoing outreach, and effective partnership that actively addresses questions, gathers additional feedback, and promptly attends to any concerns raised with compassion and without rigidity.

Since 360 Detroit's 2014 inception, the Virginia Park Community has consistently advanced with significant accomplishments. However, a lot of work still remains. As a community non-profit, 360 Detroit, Inc. is dedicated to delivering services that empower and enhance the quality of life for individuals and families in the community. Our mission is deeply rooted in assisting residents in becoming self-sufficient, grounded, and well-rounded community members. We have been working tirelessly to achieve this mission.

It is my hope that the developers' communicated intentions for this project are successful and realized. Feel free to contact me if you have questions or desire additional information.

Yours in Community,

  
George Adams, Jr.  
Founder & President

Revitalize ► Empower ► Improve



**OPERATING ENGINEERS 324**  
Douglas W. Stockwell - Business Manager

December 1, 2023

Detroit City Council  
2 Woodward Ave., #1340  
Detroit, Michigan 48226

Subject: Support for the proposed Future of Health East Campus development:

Operating Engineers 324 strongly supports the Future of Health: East Campus development project, including a transformational brownfield plan, in Detroit, Michigan. For more than a century, Operating Engineers 324 has provided the safest, best trained, and most professional workforce to businesses throughout Michigan. Today, we represent 15,000 members across the state, including thousands working to develop and restore infrastructure projects in Detroit and the surrounding region, as well as maintain dozens of Detroit institutions as Stationary Engineers. We stand ready to do our part to make the proposed Future of Health East Campus development a reality, supporting the potential creation of hundreds of jobs, and helping to develop the New Center into a more inclusive, connected, and vibrant community and providing housing, jobs and commercial/recreational opportunities that don't exist there today.

Forward thinking plans like this include unique challenges and require creative solutions. We recognize the development team's necessary pursuit of a transformative Brownfield Plan and Tax Abatements crucial for the project's financial viability. These tax abatements are a creative solution that will empower the developer to effectively rejuvenate this significant neighborhood segment while ensuring housing availability across various rent brackets, including affordable rental options. We also applaud the developer's commendable track record of consistently engaging Union Labor on their prior projects, underscoring their commitment to fostering robust partnerships with our skilled workforce for the betterment of our community.

The two criteria we weigh most heavily when offering support for a project like this are how it offers opportunities for unionized skilled trades professionals to earn a living and foster the next generation of careers in our field, and how it positively impacts the community it is proposed in. The developer's record makes us believe in the opportunity inherent in the first part, and the new residential units -including deeply affordable units to provide housing for all Detroiters and the commercial/retail and green space to help transform the community into an inclusive community with opportunities for residents to "live, work and play" - speak to the second.

For these reasons, we extend our support for the Future of Health project and commend this endeavor's potential contribution to neighborhood development.

Sincerely,

A handwritten signature in black ink, appearing to read "Douglas W. Stockwell". The signature is fluid and cursive, written over a white background.

Douglas W. Stockwell  
Operating Engineers 324 Business Manager and General Vice-President



Detroit Office  
1640 Porter Street • Detroit, MI 48216  
Telephone (313) 965-5080 • Fax (313) 965-3232  
Patrick J. Devlin      Steve Claywell  
Financial Secretary      Treasurer      President

November 30, 2023

Detroit City Council  
2 Woodward Ave., #1340  
Detroit, Michigan 48226

**Re: Endorsement of Future of Health East Campus Project**

To Whom It May Concern:

On behalf of the various Building Trades Unions in Detroit, I am writing to express our collective support for the proposed Future of Health: East Campus development. This transformative initiative stands to introduce over 600 new residential units alongside commercial/retail spaces and green areas. Notably, the inclusion of affordable housing units underscores its commitment to providing housing accessibility for all Detroit residents. Furthermore, the integration of commercial/retail and green spaces promises to foster an inclusive community environment, offering residents diverse opportunities to "live, work, and play."

We are cognizant of the development team's pursuit of a transformative Brownfield Plan and Tax Abatements crucial for the project's financial viability. Granting these tax abatements will empower the developer to effectively rejuvenate this significant neighborhood segment while ensuring housing availability across various rent brackets, including affordable rental options. We also applaud the developer's commendable track record of consistently engaging Union Labor on their prior projects, underscoring their commitment to fostering robust partnerships with our skilled workforce for the betterment of our community.

We extend our support for the Future of Health project and commend this endeavor's potential contribution to neighborhood development.

Sincerely,

Patrick Devlin  
Secretary-Treasurer





November 29, 2023  
Detroit City Council  
2 Woodward Ave., #1340  
Detroit, Michigan 48226

Re: Future of Health East Campus Project

To Whom It May Concern:

I am writing this letter to show my support for the Future of Health: East Campus development project, including a transformational brownfield plan. I am President and CEO of Vanguard Community Development. Vanguard serves Detroit's North End; immediately east of the Future of Health development site. I am excited about the Future of Health development project and what it means for Detroit. The development project will help develop New Center into a more inclusive, connected, and vibrant community and will provide housing, jobs and commercial/recreational opportunities that do not exist there today.

Vanguard appreciates the good corporate citizenship of the Detroit Pistons. The Detroit Pistons investment in Detroit, exhibited by their move to the city and the development of the Pistons Performance Center, has been critically important for Detroit. I believe that the new development, the Future of Health, will be a valuable community asset and will catalyze additional positive development in the area.

I look forward to continuing to work with the Detroit Pistons and the entire development team as they continue to engage with the community through this development project.

Best,  
*Pamela Martin Turner*

Pamela Martin Turner  
President and Chief Executive Officer

November 28, 2023  
Detroit City Council  
2 Woodward Ave., #1340  
Detroit, Michigan 48226

Re: Future of Health East Campus Project

To Whom It May Concern:

Please accept this letter as my support for the proposed Future of Health: East Campus development, which is expected to include more than 600 new residential units, commercial/retail space and green space. The new residential units will include deeply affordable units to provide housing for all Detroiters and the commercial/retail and green space will help transform the community into an inclusive community with opportunities for residents to "live, work and play".

I am a lifelong resident of the city of Detroit and I am an owner at the Lofts at New Center. I believe this development will create generational wealth for my daughter by the investment it will make in our neighborhood.

I understand the development team is seeking approval of a transformational brownfield plan and tax abatements in order for the project to be financially feasible. By receiving tax abatements, the developer will be able to successfully revitalize this important portion of our neighborhood and provide housing with a variety of rents, including affordable rental opportunities.

I appreciate the developer's community outreach during this process and I have had the chance to meet with members of the development team on multiple occasions. The development will provide housing, jobs and commercial/recreational opportunities that do not exist there today.

I am pleased to support the Future of Health project's requests and this development in the neighborhood.

Sincerely,

*Jamila Albert*

Jamila Albert



12/4/23  
Detroit City Council  
2 Woodward Ave., #1340  
Detroit, Michigan 48226

Re: Future of Health East Campus Project

To Whom It May Concern:

Please accept this letter as my support for the proposed Future of Health: East Campus development, which is expected to include more than 600 new residential units, commercial/retail space and green space. As neighbors to this project, we are excited to see it come to fruition and the leadership of the Detroit Pistons who we hold in high regard.

I understand the development team is seeking approval of a transformational brownfield plan and tax abatements in order for the project to be financially feasible. As a developer in Detroit and in the Northwest Goldberg area, I know the difficulty in getting projects off the ground, and want the Pistons to have as much support as possible in our neighborhood to succeed in their vision. We are very excited about the connectivity this project will create in our neighborhood that has seen so much disinvestment.

I am pleased to support the Future of Health project's requests and this development in the neighborhood. Bad Boys 4 Ever.

Sincerely,

A handwritten signature in black ink, appearing to read "Oren Goldenberg".

Oren Goldenberg  
CFO  
Dreamtroit Neighborhood, LLC

11/29/2023  
Detroit City Council  
2 Woodward Ave., #1340  
Detroit, Michigan 48226

Re: Future of Health East Campus Project

To Whom It May Concern:

Please accept this letter as my support for the proposed Future of Health: East Campus development, which is expected to include more than 600 new residential units, commercial/retail space and green space. The new residential units will include deeply affordable units to provide housing for all Detroiters and the commercial/retail and green space will help transform the community into an inclusive community with opportunities for residents to "live, work and play".

I understand the development team is seeking approval of a transformational brownfield plan and tax abatements in order for the project to be financially feasible. By receiving tax abatements, the developer will be able to successfully revitalize this important portion of our neighborhood and provide housing with a variety of rents, including affordable rental opportunities.

I appreciate the developer's community outreach during this process, and I have had the chance to meet with members of the development team on multiple occasions. As a small business located in the Fisher Building and heart of New Center, this development project will continue to lift the community for years to come. We are most excited about the potential impact for children, seniors, health patients, and residents. The local small business community should also benefit to the increase traffic, local and national attention, and overall investment in the area. The Pistons organization and the development team has demonstrated that Detroit is very important to them and its intentionality about elevating the quality of life of its surrounding community.

I am pleased to support the Future of Health project's requests and this development in the neighborhood.

Sincerely,



Darryl Humes Jr.  
CEO / Co-Founder  
Mature | Lifestyle Clothier



## Michigan Regional Council of Carpenters • U.B.C.J.A.

December 4, 2023

Detroit City Council  
2 Woodward Ave., #1340  
Detroit, Michigan 48226

Re: Support for the Future of Health East Campus Project

Council Members,

On behalf of our 15,000 members, I am writing to express our support for the proposed Future of Health: East Campus development. This transformative initiative stands to introduce over 600 new residential units alongside commercial/retail spaces and green areas. Notably, the inclusion of affordable housing units underscores its commitment to providing housing accessibility for all Detroit residents. Furthermore, the integration of commercial/retail and green spaces promises to foster an inclusive community environment, offering residents diverse opportunities to "live, work, and play."

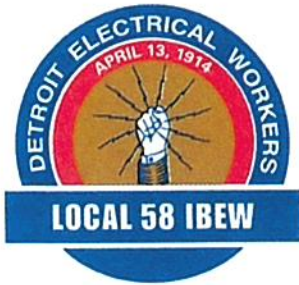
We are cognizant of the development team's pursuit of a transformative Brownfield Plan and Tax Abatements crucial for the project's financial viability. Granting these tax abatements will empower the developer to effectively rejuvenate this significant neighborhood segment while ensuring housing availability across various rent brackets, including affordable rental options.

Critically, we also applaud the developer's commendable track record of consistently engaging Union Labor on their prior projects, underscoring their commitment to fostering robust partnerships with our skilled workforce for the betterment of our community. The MRCC made a significant investment in Detroit when we located our largest apprenticeship training center in the City, and supporting projects like this that use union skilled is the best way to support our efforts to help Detroit residents pursue and succeed in skilled trades careers.

We extend our support for the Future of Health project and commend this endeavor's potential contribution to neighborhood development.

Sincerely,

Tom Lutz  
Executive Secretary-Treasurer  
Michigan Regional Council of Carpenters and Millwrights



# Electrical Workers Local 58

**1358 ABBOTT ST DETROIT MI 48226-2411**  
**PHONE: 313.963.2130 FAX: 313.963.9348**

MAILING ADDRESS: PO BOX 32756, DETROIT MI 48232-0756  
[www.ibewlocal58.org](http://www.ibewlocal58.org)

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November 30, 2023

Detroit City Council  
2 Woodward Ave., #1340  
Detroit, Michigan 48226

**RE: Future of Health East Campus Project**

To Whom It May Concern:

Please accept this letter as my support for the proposed Future of Health, East Campus development, which is expected to include more than 600 new residential units, commercial/retail space and green space. The new residential units will include deeply affordable units to provide housing for all Detroiters and the commercial/retail and green space with help transform the community into an inclusive community with opportunities for residents to "live, work and play". I understand the development team is seeking approval of a transformational brownfield plan and tax abatements in order for the project to be financially feasible.

I appreciate the developer's community outreach during this process and I have had the chance to meet with members of the development team on multiple occasions. We have discussed the project and are currently exploring ways to recruit city residents. We are excited to be part of these construction workforce development efforts and look forward to our Detroit based contractors.

I am pleased to support the Future of Health project's requests and this development in the neighborhood.

Sincerely,

Byron Osborn, Business Agent  
IBEW Local 58

BO/sc-opeiu42afl-cio



Enter a Learner: Exit a Leader.

15000 Trojan Street  
Detroit, MI 48235  
313-397-3333  
[www.JRLADetroit.com](http://www.JRLADetroit.com)

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JRLA Principal  
Wendie Lewis

April 10, 2024

Mr. Quentin L. Messer  
President & Chairperson of the Michigan Strategic Fund Board  
300 N Washington Square  
Lansing MI 48913

RE: Future of Health Development

Dear Mr. Messer:

I'm writing to express my support for the Future of Health development being proposed by three long-standing community partners that include Henry Ford Health, the Detroit Pistons and yes, Michigan State University (even though my heart remains with the maze and blue of Michigan). It's a great opportunity for Detroit, a city I grew up in and continue to call home.

As someone who had the privilege of taking on the responsibility of being a caregiver for my grandmother and mother, I see this as critical a moment for Detroit to secure and ensure state-of-the-art hospital and emergency health care along with important medical research that will address chronic medical issues and diseases that affect our population. Residents of our city deserve these significant resources and should not need to travel outside Detroit to receive this type of care.

This development adds investment beyond downtown, increases safety for the community and expands available units of affordable housing, creates jobs and will bring new life to the New Center area.

Thank you for your time and reviewing this letter. As you know, I received my opportunity through the game of basketball and know what great partners Tom Gores and the Detroit Pistons have been in supporting our community and so many of my students at the Jalen Rose Leadership Academy.

Please consider supporting this initiative with a resounding yes vote. It could be the opportunity for someone like me to get their shot. Whether if it's through medical research, housing, scholarship funding or community micro grants, this is a chance. Let's not prevent that. As our city motor states, "We hope for better things; it shall rise from the ashes."

Sincerely,  
Jalen Rose

Founder, Jalen Rose Leadership Academy



Building Character  
in Young People

April 11, 2024

Mr. Quentin L. Messer  
President and Chairperson of the Michigan Strategic Fund Board  
300 N. Washington Square  
Lansing, MI 48913

Dear Mr. Messer:

I write this letter of support for the proposed project involving Henry Ford Health Systems, the Detroit Pistons and, Michigan State University. This is a great opportunity for my hometown, where I was born and raised, to add high quality healthcare and research facilities to a community that deserves the best health care in the world.

During my 28 years in the fire service, I had the opportunity to see how high quality healthcare was rendered in the surrounding suburbs and Detroit deserves nothing short of the best. This proposed investment will help Detroit to continue to propel itself into the realm of being recognized nationally as a "World Class City" with world class services and amenities. Prior to my 93-year-old father's passing in September, my aging parents had to leave the city to receive some of the highly sought after top-tier services rendered at Henry Ford Hospital in West Bloomfield. This is something that should never be necessary.

This project adds critical investment beyond the Downtown/Corktown area. It increases safety for the community and expands available units of affordable housing, creates jobs and will continue to spawn new life to the New Center area. Most of the proposed development will take place on vacant property that currently produces little to no taxable income to the City of Detroit.

What many Detroiters haven't seen is that Tom Gores and the Pistons have been very supportive of non-profit programs like Detroit PAL (personally and through the Pistons Foundation). Since moving back to the City of Detroit in 2017, they have been very intentional about supporting this community and helping to provide access and opportunity to Detroit youth. I have had the privilege of being able to work with the Pistons through Detroit PAL as well as with former Mayor and Piston Hall of Famer, Dave Bing during my time as a youth mentor for Bing Youth Institute. As they continue to build a winning product on the court, I am confident that the Pistons will continue to build and invest right here in the heart of the Detroit community.

While sports have always been at the core of my existence and at the root of my success, I know what great partners like Tom Gores and the Detroit Pistons mean to our community especially those within the Detroit PAL Families. Please consider a "yes" vote on this project as it addresses jobs, healthcare, housing and education for Detroiters.

Sincerely,

David Greenwood Director of Community Engagement