

MICHIGAN STRATEGIC FUND
APPROVED MEETING MINUTES
May 19, 2026

Member Present

Quentin L Messer, Jr.
Alissa Roath

Members Joined Remotely

Britany Affolter-Caine
Susan Corbin
Wesley Eklund
Rachael Eubanks
Dimitrius Hutcherson
Michael B. Kapp (on behalf of Director Wieferich)
Lynda Rossi
Susan Tellier
Randy Thelen

Absent

Dan Meyering
Leon Richardson

I. CALL TO ORDER & ROLL CALL

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

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

II. PUBLIC COMMENT PERIOD

Ms. Davenport explained the process for in-person members of the public to participate.

III. VIRTUAL PUBLIC COMMENT PERIOD

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

IV. COMMUNICATIONS

Ms. Davenport stated that communications were shared with the MSF Board via email on Friday, May 15th.

Dr. Britany Affolter-Caine, Chair of the MSF Policy and Planning Subcommittee, and Dimitrius Hutcherson, Chair of the MSF Finance and Investment Subcommittee, provided updates on MSF Subcommittee activities in May.

V. CONSENT AGENDA

Resolution 2026-047, Approval of Consent Agenda Items

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

- a. April 28, 2026, Meeting Minutes
- b. Business Marketing Campaign No-Cost Contract Extension: Lambert **2026-048**
- c. Travel Marketing & Advertising Campaign Contract Amendment: MMGY Global, LLC **2026-049**
- d. Travel Public Relations No-Cost Contract Extension: FINN Partners, Inc. **2026-050**
- e. SSBCI 2.0 Small Business Venture Capital Program: Side Door Michigan I, LP Request for Commitment Reauthorization **2026-051**
- f. Approval Of Amended and Restated MSF Bylaws **2026-052**
- g. Exchange Building, LLC: MCRP Amendment **2026-053**

Quentin L. Messer, Jr. motioned for the approval of Resolution 2026-047 to approve the Consent Agenda. Dr. Britany Affolter-Caine seconded the motion. **The motion carried: 11 ayes; 0 nays; 0 recused.**

ROLL CALL VOTE: Ayes: Dr. Britany Affolter-Caine, Susan Corbin, Wesley Eklund, Rachael Eubanks, Dimitrius Hutcherson, Michael B. Kapp (on behalf of Director Wieferich, designation attached), Quentin L. Messer, Jr., Alissa Roath, Lynda Rossi, Susan Tellier, Randy Thelen; Nays: None; Recused: None.

VI. ATTRACT, RETAIN, AND GROW BUSINESS

a. **Resolution 2026-054 & 2026-055 Fenton Food and Beverage, LLC Incentives Request**

Jacob Schroeder, Senior Global Attraction Representative, provided the Board with information on the requested action. The request involves the consideration of a resolution to approve a Michigan Business Development Program Grant in the amount of up to \$960,000, and a 5-year, 50% Alternative State Essential Services Assessment Exemption, with an estimated value of up to \$168,000 for its \$35,000,000 eligible investment in Eligible Personal Property, to Fenton Food and Beverage, LLC.

Following discussion, Dimitrius Hutcherson motioned for the approval of Resolution 2026-054 to approve the MBDP Grant. Quentin L. Messer, Jr. seconded the motion. **The motion carried: 11 ayes; 0 nays; 0 recused.**

ROLL CALL VOTE: Ayes: Dr. Britany Affolter-Caine, Susan Corbin, Wesley Eklund, Rachael Eubanks, Dimitrius Hutcherson, Michael B. Kapp (on behalf of Director Wieferich, designation attached), Quentin L. Messer, Jr., Alissa Roath, Lynda Rossi, Susan Tellier, Randy Thelen; Nays: None; Recused: None.

Quentin L. Messer, Jr. motioned for the approval of Resolution 2026-055 to approve the ASES. Susan Corbin seconded the motion. **The motion carried: 11 ayes; 0 nays; 0 recused.**

ROLL CALL VOTE: Ayes: Dr. Britany Affolter-Caine, Susan Corbin, Wesley Eklund, Rachael Eubanks, Dimitrius Hutcherson, Michael B. Kapp (on behalf of Director Wieferich, designation attached), Quentin L. Messer, Jr., Alissa Roath, Lynda Rossi, Susan Tellier, Randy Thelen; Nays: None; Recused: None.

b. Resolution 2026-056 ReCar, Inc. dba Slate Auto MBDP Grant

Amanda Baker, Senior Business Development Manager, provided the Board with information on the requested action. The request involves the consideration of a resolution to approve a Michigan Business Development Program Grant in the amount of up to \$5,000,000 to Re:Car, Inc. dba Slate Auto.

Following discussion, Quentin L. Messer, Jr. motioned for the approval of Resolution 2026-056 to approve the Michigan Business Development Program Grant. Dimitrius Hutcherson seconded the motion. **The motion carried: 11 ayes; 0 nays; 0 recused.**

ROLL CALL VOTE: Ayes: Dr. Britany Affolter-Caine, Susan Corbin, Wesley Eklund, Rachael Eubanks, Dimitrius Hutcherson, Michael B. Kapp (on behalf of Director Wieferich, designation attached), Quentin L. Messer, Jr., Alissa Roath, Lynda Rossi, Susan Tellier, Randy Thelen; Nays: None; Recused: None.

Wesley Eklund left the call at 9:32 a.m.

c. Resolution 2026-057 Alquist 3D, LLC MBDP Grant

Michelle Grinnell, Chief Communications & Attraction Officer, provided the Board with information on the requested action. The request involves the consideration of a resolution to approve a Michigan Business Development Program Grant in the amount of up to \$1,600,000 to Alquist 3D, LLC.

Following discussion, Quentin L. Messer, Jr. motioned for the approval of Resolution 2026-057 to approve the Michigan Business Development Program Grant. Dimitrius Hutcherson seconded the motion. **The motion carried: 10 ayes; 0 nays; 0 recused.**

ROLL CALL VOTE: Ayes: Dr. Britany Affolter-Caine, Susan Corbin, Rachael Eubanks, Dimitrius Hutcherson, Michael B. Kapp (on behalf of Director Wieferich, designation attached), Quentin L. Messer, Jr., Alissa Roath, Lynda Rossi, Susan Tellier, Randy Thelen; Nays: None; Recused: None.

Wesley Eklund rejoined the call at 9:41 a.m.

VII. DEVELOP ATTRACTIVE PLACES

a. Resolutions 2026-058 Fifth Avenue MI LDHA LLC TBP

Holden Branch, Community Development Manager, provided the Board with information on the requested action. The request involves the consideration of a resolution to approve a Transformational Brownfield Plan incentive package in the aggregate amount of \$29,983,781 reimbursed over 30 years to Fifth Avenue MI LDHA LLC and the County of Washtenaw Brownfield Redevelopment Authority.

Dr. Britany Affolter-Caine motioned for the approval of Resolution 2026-058 to approve the Transformational Brownfield Plan. Quentin L Messer, Jr. seconded the motion. **The motion carried: 10 ayes; 0 nays; 0 recused.**

ROLL CALL VOTE: Ayes: Dr. Britany Affolter-Caine, Susan Corbin, Rachael Eubanks, Dimitrius Hutcherson, Michael B. Kapp (on behalf of Director Wieferich, designation attached), Quentin L. Messer, Jr., Alissa Roath, Lynda Rossi, Susan Tellier, Randy Thelen; Nays: None; Recused: None.

IX. INFORMATIONAL

- a. Mr. Messer noted that the Michigan Strategic Fund Delegation of Authority Report from April 1, 2026, to April 30, 2026, was included in the meeting packet. There were no questions regarding the report.

Mr. Messer adjourned the meeting at 9:59 a.m.



STATE OF MICHIGAN
DEPARTMENT OF TRANSPORTATION
LANSING

GRETCHEN WHITMER
GOVERNOR

BRADLEY C. WIEFERICH, P.E.
ACTING DIRECTOR

January 3, 2023

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

Dear Ms. Bishop:

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

Sincerely,

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

Bradley C. Wieferich, P.E.
Acting Director

cc: M. Kapp
Executive File

Natalie Davenport (MEDC)

From: a3bell@everyactioncustom.com on behalf of Autumn Bell
<a3bell@everyactioncustom.com>
Sent: Tuesday, April 28, 2026 7:29 PM
To: MEDC MSF Comments
Subject: Uphold the Law: No tax breaks for dirty data centers

Dear Michigan Strategic Fund Board,

I am writing to urge you to uphold Michigan law and protect Michiganders from rising energy costs by denying tax breaks to data centers that fail to meet Michigan's clean energy requirements.

Data centers are among the most energy-intensive facilities on the planet, consuming as much electricity as small cities. Without strong safeguards, they can drive up energy demand, increase utility costs for families and small businesses, and slow Michigan's transition to clean, affordable energy.

The 2024 data center tax incentive law included a 90% clean energy requirement to ensure new development does not come at the expense of Michigan communities. Allowing corporations to qualify for tax breaks based on speculative compliance undermines the intent and letter of the law: data centers in Michigan must actually operate on at least 90% clean energy when they come online.

Granting tax exemptions without enforcing the law shifts the burden onto everyday Michiganders, forcing us to pay more for their energy while large corporations benefit.

I urge you to enforce the clean energy requirement as written, reject loopholes that weaken accountability, and protect Michigan communities from higher energy costs.

Thank you for your time and consideration.

Sincerely,
Autumn Bell
1306 S Westnedge Ave # 1 Kalamazoo, MI 49008-1354 a3bell@gmail.com

Natalie Davenport (MEDC)

From: gdbwilson@everyactioncustom.com on behalf of Gloria Baldwin-Wilson
<gdbwilson@everyactioncustom.com>
Sent: Wednesday, April 29, 2026 2:24 PM
To: MEDC MSF Comments
Subject: Uphold the Law: No tax breaks for dirty data centers

Dear Michigan Strategic Fund Board,

I am writing to urge you to uphold Michigan law and protect Michiganders from rising energy costs by denying tax breaks to data centers that fail to meet Michigan's clean energy requirements.

Data centers are among the most energy-intensive facilities on the planet, consuming as much electricity as small cities. Without strong safeguards, they can drive up energy demand, increase utility costs for families and small businesses, and slow Michigan's transition to clean, affordable energy.

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I urge you to enforce the clean energy requirement as written, reject loopholes that weaken accountability, and protect Michigan communities from higher energy costs.

Thank you for your time and consideration.

Sincerely,
Gloria Baldwin-Wilson
103 Edgemoor Ave Kalamazoo, MI 49001-4246 gdbwilson@yahoo.com

Natalie Davenport (MEDC)

From: mallory_musser@everyactioncustom.com on behalf of mallory musser
<mallory_musser@everyactioncustom.com>
Sent: Thursday, April 30, 2026 7:27 PM
To: MEDC MSF Comments
Subject: Uphold the Law: No tax breaks for dirty data centers

Dear Michigan Strategic Fund Board,

I am writing to urge you to uphold Michigan law and protect Michiganders from rising energy costs by denying tax breaks to data centers that fail to meet Michigan's clean energy requirements.

Data centers are among the most energy-intensive facilities on the planet, consuming as much electricity as small cities. Without strong safeguards, they can drive up energy demand, increase utility costs for families and small businesses, and slow Michigan's transition to clean, affordable energy.

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I urge you to enforce the clean energy requirement as written, reject loopholes that weaken accountability, and protect Michigan communities from higher energy costs.

Thank you for your time and consideration.

Sincerely,
mallory musser
656 Rosselli Ct Bay City, MI 48708-7649 mallory_musser@hotmail.com

Natalie Davenport (MEDC)

From: rgoode92@everyactioncustom.com on behalf of Rachel Goode <rgoode92@everyactioncustom.com>
Sent: Friday, May 1, 2026 1:12 PM
To: MEDC MSF Comments
Subject: Uphold the Law: No tax breaks for dirty data centers

Dear Michigan Strategic Fund Board,

I am writing to urge you to uphold Michigan law and protect Michiganders from rising energy costs by denying tax breaks to data centers that fail to meet Michigan's clean energy requirements.

Data centers are among the most energy-intensive facilities on the planet, consuming as much electricity as small cities. Without strong safeguards, they can drive up energy demand, increase utility costs for families and small businesses, and slow Michigan's transition to clean, affordable energy.

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I urge you to enforce the clean energy requirement as written, reject loopholes that weaken accountability, and protect Michigan communities from higher energy costs.

Thank you for your time and consideration.

Sincerely,
Rachel Goode
4498 Syracuse St Dearborn Heights, MI 48125-2121 rgoode92@gmail.com

Natalie Davenport (MEDC)

From: burkela2000@everyactioncustom.com on behalf of Laura lafrate <burkela2000@everyactioncustom.com>
Sent: Saturday, May 2, 2026 2:35 AM
To: MEDC MSF Comments
Subject: Uphold the Law: No tax breaks for dirty data centers

Dear Michigan Strategic Fund Board,

I am writing to urge you to uphold Michigan law and protect Michiganders from rising energy costs by denying tax breaks to data centers that fail to meet Michigan's clean energy requirements.

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I urge you to enforce the clean energy requirement as written, reject loopholes that weaken accountability, and protect Michigan communities from higher energy costs.

Thank you for your time and consideration.

Sincerely,
Laura lafrate
3086 Arpino Dr Milford, MI 48381-3450
burkela2000@yahoo.com

Natalie Davenport (MEDC)

From: anthony49286@everyactioncustom.com on behalf of Anthony Alvarez <anthony49286@everyactioncustom.com>
Sent: Saturday, May 2, 2026 5:24 AM
To: MEDC MSF Comments
Subject: Uphold the Law: No tax breaks for dirty data centers

Dear Michigan Strategic Fund Board,

I am writing to urge you to uphold Michigan law and protect Michiganders from rising energy costs by denying tax breaks to data centers that fail to meet Michigan's clean energy requirements.

Data centers are among the most energy-intensive facilities on the planet, consuming as much electricity as small cities. Without strong safeguards, they can drive up energy demand, increase utility costs for families and small businesses, and slow Michigan's transition to clean, affordable energy.

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I urge you to enforce the clean energy requirement as written, reject loopholes that weaken accountability, and protect Michigan communities from higher energy costs.

Thank you for your time and consideration.

Sincerely,
Anthony Alvarez
108 Maple St Tecumseh, MI 49286-1222
anthony49286@gmail.com

Natalie Davenport (MEDC)

From: laurengram97@everyactioncustom.com on behalf of Lauren Hartom <laurengram97@everyactioncustom.com>
Sent: Saturday, May 2, 2026 11:57 AM
To: MEDC MSF Comments
Subject: Uphold the Law: No tax breaks for dirty data centers

Dear Michigan Strategic Fund Board,

I am writing to urge you to uphold Michigan law and protect Michiganders from rising energy costs by denying tax breaks to data centers that fail to meet Michigan's clean energy requirements.

Data centers are among the most energy-intensive facilities on the planet, consuming as much electricity as small cities. Without strong safeguards, they can drive up energy demand, increase utility costs for families and small businesses, and slow Michigan's transition to clean, affordable energy.

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I urge you to enforce the clean energy requirement as written, reject loopholes that weaken accountability, and protect Michigan communities from higher energy costs.

Thank you for your time and consideration.

Sincerely,
Lauren Hartom
57183 Decora Park Ct New Haven, MI 48048-2980 laurengram97@gmail.com

Natalie Davenport (MEDC)

From: hdegurney@everyactioncustom.com on behalf of Hugh Gurney
<hdegurney@everyactioncustom.com>
Sent: Monday, May 4, 2026 12:39 PM
To: MEDC MSF Comments
Subject: Uphold the Law: No tax breaks for dirty data centers

Dear Michigan Strategic Fund Board,

I am writing to urge you to uphold Michigan law and protect Michiganders from rising energy costs by denying tax breaks to data centers that fail to meet Michigan's clean energy requirements.

Data centers are among the most energy-intensive facilities on the planet, consuming as much electricity as small cities. Without strong safeguards, they can drive up energy demand, increase utility costs for families and small businesses, and slow Michigan's transition to clean, affordable energy.

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I urge you to enforce the clean energy requirement as written, reject loopholes that weaken accountability, and protect Michigan communities from higher energy costs.

Thank you for your time and consideration.

Sincerely,
Hugh Gurney
2270 Hickory Circle Dr Howell, MI 48855-6411 hdegurney@gmail.com

Natalie Davenport (MEDC)

From: johnlok123@everyactioncustom.com on behalf of John Loken <johnlok123@everyactioncustom.com>
Sent: Tuesday, May 12, 2026 8:00 PM
To: MEDC MSF Comments
Subject: Uphold the Law: No tax breaks for dirty data centers

Dear Michigan Strategic Fund Board,

I am writing to urge you to uphold Michigan law and protect Michiganders from rising energy costs by denying tax breaks to data centers that fail to meet Michigan's clean energy requirements.

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I urge you to enforce the clean energy requirement as written, reject loopholes that weaken accountability, and protect Michigan communities from higher energy costs.

Thank you for your time and consideration.

Sincerely,
John Loken
6655 Jackson Rd Unit 225 Ann Arbor, MI 48103-9541 johnlok123@yahoo.com

Natalie Davenport (MEDC)

From: anitabosky@everyactioncustom.com on behalf of Anita Bosky
<anitabosky@everyactioncustom.com>
Sent: Tuesday, May 12, 2026 7:58 PM
To: MEDC MSF Comments
Subject: Uphold the Law: No tax breaks for dirty data centers

Dear Michigan Strategic Fund Board,

I am writing to urge you to uphold Michigan law and protect Michiganders from rising energy costs by denying tax breaks to data centers that fail to meet Michigan's clean energy requirements.

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I urge you to enforce the clean energy requirement as written, reject loopholes that weaken accountability, and protect Michigan communities from higher energy costs.

Thank you for your time and consideration.

Sincerely,
Anita Bosky
753 Fairway Park Dr Ann Arbor, MI 48103-8966 anitabosky@aol.com

Natalie Davenport (MEDC)

From: kentkasper7@everyactioncustom.com on behalf of Kent Kasper <kentkasper7@everyactioncustom.com>
Sent: Tuesday, May 12, 2026 7:57 PM
To: MEDC MSF Comments
Subject: Uphold the Law: No tax breaks for dirty data centers

Dear Michigan Strategic Fund Board,

I am writing to urge you to uphold Michigan law and protect Michiganders from rising energy costs by denying tax breaks to data centers that fail to meet Michigan's clean energy requirements.

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Thank you for your time and consideration.

Sincerely,
Kent Kasper
764 Jackson Ln Milan, MI 48160-1180
kentkasper7@aol.com

Natalie Davenport (MEDC)

From: newliver2@everyactioncustom.com on behalf of Michael Hagan <newliver2@everyactioncustom.com>
Sent: Tuesday, May 12, 2026 7:57 PM
To: MEDC MSF Comments
Subject: Uphold the Law: No tax breaks for dirty data centers

Dear Michigan Strategic Fund Board,

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Thank you for your time and consideration.

Sincerely,
Michael Hagan
4121 Spring Lake Blvd Ann Arbor, MI 48108-9668 newliver2@mhagan.com

Natalie Davenport (MEDC)

From: dgurk@everyactioncustom.com on behalf of David Gurk
<dgurk@everyactioncustom.com>
Sent: Tuesday, May 12, 2026 7:57 PM
To: MEDC MSF Comments
Subject: Uphold the Law: No tax breaks for dirty data centers

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Thank you for your time and consideration.

Sincerely,
David Gurk
1315 S Maple Rd Apt 108 Ann Arbor, MI 48103-4465 dgurk@hotmail.com

Natalie Davenport (MEDC)

From: olssonk8385@everyactioncustom.com on behalf of Kris Olsson <olssonk8385@everyactioncustom.com>
Sent: Tuesday, May 12, 2026 7:57 PM
To: MEDC MSF Comments
Subject: Uphold the Law: No tax breaks for dirty data centers

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I urge you to enforce the clean energy requirement as written, reject loopholes that weaken accountability, and protect Michigan communities from higher energy costs.

Thank you for your time and consideration.

Sincerely,
Kris Olsson
1213 Dhu Varren Rd Ann Arbor, MI 48105-9637 olssonk8385@gmail.com

Natalie Davenport (MEDC)

From: valecapitale@everyactioncustom.com on behalf of Valentina Maddalena
<valecapitale@everyactioncustom.com>
Sent: Tuesday, May 12, 2026 7:57 PM
To: MEDC MSF Comments
Subject: Uphold the Law: No tax breaks for dirty data centers

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Thank you for your time and consideration.

Sincerely,
Valentina Maddalena
717 Whitehills Dr East Lansing, MI 48823-2733 valecapitale@gmail.com

Natalie Davenport (MEDC)

From: dawngrandlee@everyactioncustom.com on behalf of Dawn Lee
<dawngrandlee@everyactioncustom.com>
Sent: Wednesday, May 6, 2026 4:21 PM
To: MEDC MSF Comments
Subject: Uphold the Law: No tax breaks for dirty data centers

Dear Michigan Strategic Fund Board,

I am writing to urge you to uphold Michigan law and protect Michiganders from rising energy costs by denying tax breaks to data centers that fail to meet Michigan's clean energy requirements.

Data centers are among the most energy-intensive facilities on the planet, consuming as much electricity as small cities. Without strong safeguards, they can drive up energy demand, increase utility costs for families and small businesses, and slow Michigan's transition to clean, affordable energy.

The 2024 data center tax incentive law included a 90% clean energy requirement to ensure new development does not come at the expense of Michigan communities. Allowing corporations to qualify for tax breaks based on speculative compliance undermines the intent and letter of the law: data centers in Michigan must actually operate on at least 90% clean energy when they come online.

Granting tax exemptions without enforcing the law shifts the burden onto everyday Michiganders, forcing us to pay more for their energy while large corporations benefit.

I urge you to enforce the clean energy requirement as written, reject loopholes that weaken accountability, and protect Michigan communities from higher energy costs.

Thank you for your time and consideration.

Sincerely,
Dawn Lee
61848 Bates Rd Lenox, MI 48048-1115
dawngrandlee@gmail.com

Natalie Davenport (MEDC)

From: jverhelst1959@everyactioncustom.com on behalf of Jennifer VerHelst <jverhelst1959@everyactioncustom.com>
Sent: Tuesday, May 5, 2026 5:38 PM
To: MEDC MSF Comments
Subject: Uphold the Law: No tax breaks for dirty data centers

Dear Michigan Strategic Fund Board,

I am writing to urge you to uphold Michigan law and protect Michiganders from rising energy costs by denying tax breaks to data centers that fail to meet Michigan's clean energy requirements.

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Thank you for your time and consideration.

Sincerely,
Jennifer VerHelst
14338 Quincy St Holland, MI 49424-8441
jverhelst1959@gmail.com

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Michigan Strategic
Fund Board

300 N. Washington
Sq. Lansing

Lansing, MI 48913

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Environment

Research

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Michigan Strategic
Fund Board

300 N. Washington Sq

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Michigan Strategic
Fund Board

300 N. Washington Sq.
Lansing, MI 48913

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