



MICHIGAN STRATEGIC FUND

BOARD MEETING AGENDA
January 27, 2026
9:00am

I.	CALL TO ORDER & ROLL CALL	
II.	PUBLIC COMMENT	
III.	COMMUNICATIONS	
IV.	CONSENT AGENDA	
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VI.	SUPPORT SMALL BUSINESS	
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VIII.	INFORMATIONAL	
	a. Delegation of Authority Report	115

MICHIGAN STRATEGIC FUND
APPROVED SPECIAL MEETING MINUTES
December 22, 2025

Member Present

Quentin L Messer, Jr.

Members Joined Remotely

Britany Affolter-Caine

Rachael Eubanks

Dimitrius Hutcherson

Dan Meyering

Leon Richardson

Lynda Rossi

Susan Tellier

Randy Thelen

Absent

Susan Corbin

Wesley Eklund

Bradley C. Wieferich

I. CALL TO ORDER & ROLL CALL

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

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

II. PUBLIC COMMENT

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

III. COMMUNICATIONS

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

IV. CONSENT AGENDA

Resolution 2025-150, Approval of Consent Agenda Items

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

- a. Proposed December 9, 2025, Meeting Minutes

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

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

V. DEVELOP ATTRACTIVE PLACES

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

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

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

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

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

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

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

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

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



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

Chair and members of the Board,

Thank you for the opportunity to speak today. My name is **Ben Poulson**, and I serve as the **State Government Affairs Director for the Michigan League of Conservation Voters**.

Michigan LCV is a statewide, nonpartisan organization representing members from every corner of the state, dedicated to protecting Michigan's air, land, water, and communities through sound public policy.

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

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

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

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

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

Don't Support the Data Center.

The Jobs Are A LIE

Anahi

marimekko
DESIGN: "JUNIKO" BY MAIJA ISOLA, 1964, Copyright © 2014 by Marimekko.
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Gardens in Pine Mountain, Georgia, is a
-acre, indoor / outdoor garden
or astounding floral shows. From brilliant
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Michigan Strategic Fund
Board

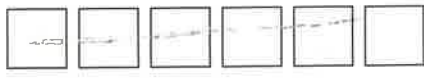
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Hello!
Those jobs you're talking about
are a lie. I had clear evidence
at some point. This little story
may make you feel better, but
resources are!



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Lansing MI 48913
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Board
Michigan Strategic Fund



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Michigan Strategic
Fund Board

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To the MERC board:

Please heed ypsilanti
city Council's letter
AGAINST the UM/LOS
Alamos data center.

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

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Michigan Stra-
tegic Fund Board
300 N. Washington
Lansing MI 48913

USA / FOREVER



MEMORANDUM

Date: January 27, 2026
To: Michigan Strategic Fund Board Members
From: Kelly Wolgamott, Vice President of Pure Michigan
Subject: Michigan.org RFP

REQUEST

The Michigan Economic Development Corporation (“MEDC”) requests that the Michigan Strategic Fund (“MSF”) Board approve the release of a Requests For Proposals (“RFP”) to secure a vendor for michigan.org website development, hosting and maintenance.

BACKGROUND

The purpose of michigan.org is to inspire travelers (in-state, out-of-state and international) to visit Michigan and drive connections with the travel destinations featured on the site, and is among the top performing and visited state destination marketing organization websites in the nation. The website prioritizes accessibility, elevating functionality above ADA compliance and excels with search engine optimization best practices. To continue to provide a best-in-class visitor experience in functionality and user ability, michigan.org requires an industry and website development leader that is research-driven to assist in site development and ongoing enhancements.

The MEDC anticipates the following proposed timeline for execution of this RFP:

Issue RFP to Public	January 27, 2026
Questions Due	February 10, 2026
Responses	February 17, 2026
Proposal Submission Deadline	March 27, 2026
JEC Submissions Review Completed	April 16, 2026
Presentations Completed	April 30, 2026
Award RFP	September 22, 2026

The recommended Joint Evaluation Committee (“JEC”) is comprised of individuals including MEDC staff and external industry partners who have varied areas of expertise and will review the proposals submitted and make recommendations to the MSF Board using the Scoring Guidelines.

- Brad Barnett, CEO of Keweenaw Convention & Visitor Bureau
- Amari Steward, CEO of Explore Flint & Genesee
- Coryn Briggs, Digital Marketing & Design Specialist, Traverse City Tourism

- Ann Bruzewski, Vice President, Go Great Lakes Bay
- Susan Estler, Travel Commissioner & CEO of Travel Marquette
- Bonnie Fink, Partnership and Travel Web Coordinator, Travel Michigan, MEDC
- Jennifer Loebig, Business Analyst, Business Application Support, MEDC

The recommended Scoring Guidelines are to be used in evaluating responses to the Michigan.org RFP. (“Michigan.org Scoring”)

		<u>Weight</u>
1.	Statement of Work	40
2.	Bidder Information	20
3.	Prior Experience	15
4.	Staffing	15
5.	Financial Stability	10
	TOTAL	100

RECOMMENDATION

MEDC staff recommend that the MSF Board approve the issuance of the RFP, JEC and Scoring Guidelines.

MICHIGAN STRATEGIC FUND
RESOLUTION 2026-002
MICHIGAN.ORG REQUEST FOR PROPOSALS

WHEREAS, Public Acts 215 and 225 of 2005 established the 21st Century Jobs Trust Fund initiative within the Michigan Strategic Fund Act, Public Act 27 of 1984, as amended (the “Act”);

WHEREAS, the Michigan Economic Development Corporation (“MEDC”) provides administrative services to the Michigan Strategic Fund (“MSF”) for the 21st Century Jobs Trust Fund initiative;

WHEREAS, under Section 88b(6) of the Act, the MSF may select all vendors for expenditures by issuing request for proposals;

WHEREAS, the MSF has reviewed a scope of work, timeline and eligibility requirements for awarding a contract to secure a vendor for the website development, maintenance and hosting of michigan.org on behalf of the MSF (the “Michigan.org RFP”), as set forth in Exhibit A to this Resolution;

WHEREAS, the MEDC recommends and the MSF desires to issue the Michigan.org RFP (the “Michigan.org RFP Issuance”);

WHEREAS, the MEDC recommends and the MSF Board desires to appoint the following individuals to the Joint Evaluation Committee (“JEC”) for the Michigan.org RFP:

- Brad Barnett, CEO of Keweenaw Convention & Visitor Bureau
- Amari Steward, CEO of Explore Flint & Genesee
- Coryn Briggs, Digital Marketing & Design Specialist, Traverse City Tourism
- Ann Bruzewski, Vice President, Go Great Lakes Bay
- Susan Estler, Travel Commissioner & CEO of Travel Marquette
- Bonnie Fink, Partnership and Travel Web Coordinator, Travel Michigan, MEDC
- Jennifer Loebig, Business Analyst, Business Application Support, MEDC

WHEREAS, the MEDC recommends the following scoring weights be used in evaluating responses to the Michigan.org RFP. (“Michigan.org Scoring”)

		<u>Weight</u>
1.	Statement of Work	40
2.	Bidder Information	20
3.	Prior Experience	15
4.	Staffing	15
5.	Financial Stability	10
	TOTAL	100

NOW, THEREFORE, BE IT RESOLVED, that the MSF Board approves 1) the Michigan.org RFP; 2) the JEC as set forth above; 3) the Michigan.org Scoring; and 4) the Michigan.org Issuance;

BE IT FURTHER RESOLVED, that the MSF authorizes the MSF Fund Manager to modify the Michigan.org RFP as may be necessary or appropriate, so long as the modifications are not material or adverse to the interest of the MSF; and

BE IT FURTHER RESOLVED, that the MSF authorizes the MSF Fund Manager to appoint alternate members to the JEC if any of the members identified above are unable to or unwilling to serve.

Ayes: Dr. Britany Affolter-Caine, Christin Armstrong (on behalf of Chairman Messer; designation attached), Susan Corbin, Wesley Eklund, Rachael Eubanks, Dimitrius Hutcherson, Michael B. Kapp (on behalf of Director Wieferich, designation attached), Susan Tellier, Randy Thelen

Nays: None

Recused: None

Lansing, Michigan
January 27, 2026

MICHIGAN.ORG REQUEST FOR PROPOSALS STATEMENT OF WORK

PURPOSE

The purpose of this Request for Proposals (“RFP”) is for the Michigan Strategic Fund (“MSF”) to secure a vendor for website development, maintenance and hosting of michigan.org with a proven record of creating custom web solutions for the travel industry and extensive knowledge of the Michigan tourism product. The selected vendor will develop a new, cutting-edge website to inspire travelers to visit Michigan, with a requirement to prioritize accessibility and elevate functionality above ADA compliance. The vendor should also excel with search engine optimization (SEO) and emerging generative engine optimization (GEO) best practices, utilizing the latest developments in technology while providing a best-in-class visitor experience in functionality and user experience.

The MSF anticipates executing a multi-year contract, managed by the Travel Michigan team at the Michigan Economic Development Corporation (“MEDC”), with the selected vendor and expects to add supplemental funding, if approved by the MSF Board, each year of the contract term to continue implementation and enhancement of the website.

BACKGROUND AND OBJECTIVES

As one of the top-performing state destination marketing organization (DMO) websites in the nation, the purpose of michigan.org is to inspire travelers (in-state, out-of-state and international) to visit Michigan and drive connections with the state’s robust network of industry partners featured on the site. The MSF is looking for an industry website development leader that is research-driven and accesses data to assist in site development and ongoing enhancements.

The website must provide relevant content based on a traveler’s four-season and activity-based travel needs and present all the information necessary for a potential traveler to be able to plan a trip to Michigan with ease. Visitors should easily be able to find information based on interest, activity or location. The website should also prioritize ease of use with inspirational touchpoints integrated throughout michigan.org, as well as developing and maintaining a functional search capability to allow site users the ability to locate relevant content for their travel planning. The selected vendor needs the ability to create unique informational experiences on the website, like interactive experiences inspired by seasonal fall color and winter content. The vendor should also have the ability to integrate user-generated content from social media that is provided and managed via third party software in an engaging manner above the current use on michigan.org.

The MEDC measures metrics to reference to increase visitor engagement and time spent on the website, organic search traffic, improve visitor satisfaction, and increase the number of visits to both michigan.org and our partnering DMO’s websites. Research data must also be available to set baseline expectations.

Objectives

The role of michigan.org in our overall marketing efforts will be:

1. A dynamic design integrating with the Pure Michigan brand and seasonal campaigns.
2. A visually appealing, simple navigation and an intuitive organizational structure (Information Architecture).
3. Functionality on all commonly used mobile and desktop platforms.

4. Educate and inspire in-state, out-of-state and international travelers to locate information and opportunities based on activity, destination and season, as well as provide results in either list, geo-spatial or storytelling format.
5. Provide inspirational content for all four seasons that must always be available through the search function, with the user being able to switch the content between all four seasons.
6. Provide related results during a search, including lodging, events, etc.
 - a. Example: Search for 'Snowmobiling' displays results for those items directly related to snowmobiling in addition to similar content, integrated and highlighted, with the search results.
7. Provide custom, interactive mapping (state and regional view) to illustrate key points of interest by activity.
8. Provide the ability to add and integrate content from third party sites / traveler / Pure Michigan information on a specific activity or attraction, etc.
 - a. Pull in user-generated social content and Tripadvisor (or other similar platforms) regarding individual tourism-related businesses and activities like biking, dining, hunting, etc.
9. Provide integration of user-generated content managed and provided via third party software (e.g., CrowdRiff) to use in an elevated manner on michigan.org to increase social media engagement and web traffic on michigan.org.
10. Provide an extranet for our DMO and travel industry partners to upload and update their properties, events, deals and packages for users to easily find on michigan.org. This content must also be integrated with customs, interactive mapping and showcase nearby, non-competing properties and events.
 - a. Must provide functionality within the extranet for photo licensing agreements with partners uploading images and/or video content to their accounts that will be visible on michigan.org. This data must be recorded for future reference by Travel Michigan and MEDC as needed.
11. Use content on the site dynamically across our components. For example, the ability to feature editorial/blog content in the navigation and in a variety of components (the appearance might change, but the process to plug the content in various components is simple).
12. Provide the ability to integrate Application Programming Interface (API) feeds from travel and DMO partners, automatically updating their content, properties, events, etc., on michigan.org.
13. Provide for ability to create engaging interactive components (travel itineraries, a fall color map and snow tracker as examples).
14. The ability to incorporate AI-driven features and GEO best practices.
 - a. Leverage AI capabilities to enhance user experience, streamline content management, and support personalization, search optimization, or other relevant site functions where appropriate.

- b. The ability to track web traffic to michigan.org from AI overviews and when michigan.org is content is referenced in search results via language learning models (LLMs) and generative AI search.

MEDC Technical Requirements

The MEDC is requesting a complete end-to-end solution to support the site:

1. **Complete Hosting Solution:** A secure, scalable, and reliable hosting environment must be provided.
2. **Database Management and Maintenance:** Ongoing management of the website's databases, including performance tuning, updates and backups.
3. **Operating System Management and Maintenance:** Ensure servers are consistently updated with the latest vendor patches, updates and security releases.
4. **Server Hardware Management and Maintenance:** Regular maintenance and monitoring of server hardware to ensure optimal performance and uptime.
5. **Firewall, Load Balancer and Intrusion Prevention Services:** An end-to-end solution that includes –
 - a. Intrusion Prevention Systems (IPS) to identify, log, block and report malicious activity.
 - b. Active firewall and load balancing to ensure high availability and security.
6. **System Backup and Recovery:** Automated, routine system backups and a clear recovery plan to ensure business continuity.
7. **Network Connectivity:** High-speed, reliable internet connectivity to support consistent site performance and uptime.
8. **Physical Infrastructure:** At a minimum, dedicated environments for Development, Testing, Beta and Production must be provided.
9. **CMS Interface with Role-Based Permissions:** A user-friendly Content Management System (CMS) that supports role-based access for different user types.
10. **Responsive Design:** The website must be fully responsive, providing an optimal user experience across all devices and screen sizes (desktop, tablet and mobile), following mobile-first principles.
11. **Technical Support with Severity-Based Response Times:** Support must include a defined escalation path and response timelines based on issue severity.
12. **Quality Assurance and User Acceptance Testing (UAT):** A formal QA and UAT process must be followed for all new features and updates before deployment.
13. **Accessibility Compliance:** The website must undergo accessibility testing and meet or exceed a **WCAG 2.1 AA compliance score of 90% or higher.**
14. **Site Update Notifications:** Advance notice must be provided for all major, minor and incremental updates to the site, along with a changelog or release notes.

15. **Performance Monitoring:** The website must include tools or services for real-time performance monitoring, including uptime tracking, page load times, server resource usage, and alerts for anomalies or downtime.
16. **Analytics Integration:** Integration with Google Analytics must be provided to track site traffic, user behavior and engagement metrics. The solution should allow for goal and conversion tracking and reports should be accessible to authorized users.
17. **Integration with the following system tools:**
 - a. GovDelivery
 - b. Salesforce
 - c. Tripadvisor
 - d. CrowdRiff
 - e. Verint



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

Bradley C. Wieferich, P.E.
Acting Director

cc: M. Kapp
Executive File



MICHIGAN ECONOMIC
DEVELOPMENT CORPORATION

February 3, 2025

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

RE: Designation of Christin Armstrong

To Whom It May Concern:

I hereby confirm my designation of Christin Armstrong as the person authorized and empowered to act in my stead as a member of the Michigan Strategic Fund Board for scheduled meetings I am unable to attend.

Sincerely,



Quentin L. Messer, Jr.
Chief Executive Officer, Michigan Economic Development Corporation

PURE  MICHIGAN®



MEMORANDUM

Date: January 27, 2026
To: MSF Board Members
From: Kelly Wolgamott, Vice President of Pure Michigan
Subject: International Travel Marketing Letter of Agreement

REQUEST

The Michigan Economic Development Corporation (“MEDC”) is requesting for the Michigan Strategic Fund (“MSF”) Board to enter into an agreement with Corporation for Travel Promotion dba Brand USA (“Brand USA”) for the purpose of establishing a co-branding campaign in the amount up to \$750,000 for the period of January 1, 2026, to December 31, 2026.

BACKGROUND

Brand USA is a District of Columbia nonprofit corporation created to market the U.S. as a tourism destination to international audiences in a variety of markets, offering buy in and other advertising opportunities to U.S. destinations, state tourism offices, city and regional convention and visitor bureaus, and for-profit attractions. International leisure travel to Michigan is critically important to the economic impact of tourism throughout our state, and international inbound travel intelligence illustrates U.S. visitation is projected to rise steadily through 2029.

The MEDC’s agreement with Brand USA allows Travel Michigan to utilize their national leveraged advertising buying services, which in turn, provides Michigan more exposure than would be able to be negotiated outside of this opportunity, and elevates Michigan as a premiere U.S. leisure travel destination.

RECOMMENDATION

The MEDC recommends that the MSF Board allocate up to \$750,000 for Travel Michigan appropriations monies and approve the Letter of Agreement with Brand USA.

**MICHIGAN STRATEGIC FUND
RESOLUTION 2026-003**

**ALLOCATION OF FUNDING AND AUTHORIZATION TO ENTER INTO CONTRACT
WITH THE CORPORATION FOR TRAVEL PROMOTION DBA BRAND USA,
AND FOR INTERNATIONAL MARKETING**

WHEREAS, the State of Michigan initiated a travel marketing campaign, to accelerate efforts to promote the State’s tourism industry;

WHEREAS, under Section 109 of 2025 PA 22, the Legislature made an appropriation of \$17,000,000 (“FY 26 Travel Appropriation”) to the Pure Michigan program;

WHEREAS, to market the states in the Great Lakes region, the Michigan Strategic Fund (“MSF”) desires to allocate \$750,000 of the FY 26 Travel Appropriation to the Corporation for Travel Promotion dba Brand USA (“Brand USA”) to support additional international travel marketing activities;

WHEREAS, the State of Michigan has an ongoing marketing partnership with Brand USA as the nation’s destination marketing organization dedicated to working with state tourism offices to increase international inbound travel;

WHEREAS, there is no other vendor that can provide the unique international travel marketing campaign because it is an extension of an existing international marketing campaign which qualifies for federal matching funds; and

WHEREAS, the MSF desires to authorize the allocation of \$750,000 of the FY 26 Travel Appropriation to Brand USA for a period of January 1, 2026, through December 31, 2026, and authorize the Fund Manager to enter into an agreement for the international marketing activities in accordance with the federal Travel Promotion Act of 2009 (the “Request”).

NOW, THEREFORE, BE IT RESOLVED, the MSF Board (1) authorizes the allocation of \$750,000 of the FY 26 Travel Appropriation to Brand USA for a period of January 1, 2026 through December 31, 2026, and (2) authorize the Fund Manager to enter into an agreement for the international marketing activities in accordance with the federal Travel Promotion Act of 2009 (P.L.111-145);

Ayes: Dr. Britany Affolter-Caine, Christin Armstrong (on behalf of Chairman Messer; designation attached), Susan Corbin, Wesley Eklund, Rachael Eubanks, Dimitrius Hutcherson, Michael B. Kapp (on behalf of Director Wieferich, designation attached), Susan Tellier, Randy Thelen

Nays: None

Recused: None

Lansing, Michigan
January 27, 2026



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

Bradley C. Wieferich, P.E.
Acting Director

cc: M. Kapp
Executive File



MICHIGAN ECONOMIC
DEVELOPMENT CORPORATION

February 3, 2025

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

RE: Designation of Christin Armstrong

To Whom It May Concern:

I hereby confirm my designation of Christin Armstrong as the person authorized and empowered to act in my stead as a member of the Michigan Strategic Fund Board for scheduled meetings I am unable to attend.

Sincerely,



Quentin L. Messer, Jr.
Chief Executive Officer, Michigan Economic Development Corporation

PURE  MICHIGAN®



MEMORANDUM

Date: January 27, 2026

To: Michigan Strategic Fund Board

From: Amy Schlusler-Schmitt, Manager, Federal Programs
Greg West, Director, Federal Programs
Christine Whitz, Managing Director, Federal Programs

Subject: *Community Development Block Grant-Disaster Recovery Program
2020 & 2021 Action Plan Substantial Amendment #3*

Request

Michigan Economic Development Corporation (“MEDC”) Staff requests the Michigan Strategic Fund (“MSF”) board approve the Community Development Block Grant Disaster Recovery (“CDBG-DR”) 2020-2021 Action Plan Substantial Amendment #3 (“Amendment”).

The Amendment authorizes the reallocation of \$14,896,810 in unspent funds from the Planning and Multifamily Programs to the Public Infrastructure & Public Facilities Program. Exhibit A provides a summary of all proposed changes in the Amendment.

Background

On May 23, 2023, the MSF board approved the 2020 & 2021 Disaster Recovery Action Plan (“Action Plan”) by Resolution 2023-091 which involved the “most impacted and distressed areas” for disasters that occurred in 2020 in Midland, Saginaw and Gladwin counties and for the disaster that occurred in 2021 in Wayne County. The Action Plan allocated \$59,898,000 in CDBG-DR funds to 2020 program activities and \$12,033,000 in CDBG-DR funds for 2021 program activities.

An additional allocation of \$7,864,000 in CDBG-DR funds for the 2021 disaster in Wayne County was awarded to the State of Michigan. On June 27, 2023, the MSF board approved Action Plan Substantial Amendment #1 by Resolution 2023-101.

Under the approved “Action Plan”, on September 13, 2025 via MSF delegated authority, Amendment #2 was approved. The Multifamily Housing Program guidelines were revised to meet CDBG versus HOME regulations and increased the programs’ maximum award to grantees to \$3,500,000.

The CDBG-DR 2020 Planning and Multifamily Housing programs were held open for a minimum of 90 days and to date all eligible applications have been awarded. There are no further pending applications in either program. At the request of multiple communities located in the Midland County, Saginaw County, and Gladwin County disaster area, MEDC staff recommend reallocating \$14,896,810 in unspent funds from the Planning and Multifamily Programs to the Public Infrastructure & Public Facilities program. Applications will be accepted in the second quarter of the fiscal year.

Recommendation

The MEDC Staff recommends MSF approval of the following:

- The Community Development Block Grant Disaster Recovery 2020-2021 Action Plan Substantial Amendment #3

MICHIGAN STRATEGIC FUND

RESOLUTION 2026-004

APPROVAL OF THE COMMUNITY DEVELOPMENT BLOCK GRANT DISASTER RECOVERY PROGRAM 2020 & 2021 ACTION PLAN SUBSTANTIAL AMENDMENT #3

WHEREAS, Executive Order 1999-1, issued pursuant to Article V of the Michigan Constitution of 1963 and the laws of State of Michigan, consolidated the State’s economic development functions and programs and their accompanying powers of the Michigan Strategic Fund (“MSF”);

WHEREAS, Executive Order 1999-1 transferred from the Michigan Jobs Commission to the MSF all authority, powers, duties, functions, grants, and responsibilities, including the functions of budgeting, procurement, personnel, and management related functions, of the Community Development Block Grant (“CDBG”) program;

WHEREAS, Executive Order 2023-1 stated that the MSF retain the administration of the CDBG Disaster Recovery Program, the CDBG Coronavirus Aid, Relief and Economic Security (CARES) Act program and CDBG Program related to the 2022 CDBG annual program allocation and all prior year allocations;

WHEREAS, on May 23, 2023, by Resolution 2023-091, the MSF board approved the 2020 & 2021 Disaster Recovery Action Plan (the “Action Plan”) and approved the MSF President to sign the 2020 & 2021 Disaster Recovery grant agreements;

WHEREAS, on January 18, 2023, HUD made an additional allocation of \$7,864,000 in CDBG-DR funds for disasters occurring in 2021 in Wayne County (the “Additional Allocation”);

WHEREAS, on June 27, 2023, by Resolution 2023-101, the MSF board approved to the amendment to the Action Plan to incorporate the Additional Allocation;

WHEREAS, on September 13, 2025, via MSF Delegated Authority Approval, the MSF Fund Manager approved an amendment which authorized the Multifamily Housing Program to be managed under the federal guidelines of CDBG versus HOME regulations and increased the programs’ maximum award to grantees not to exceed \$3,500,000;

WHEREAS, CDBG-DR program staff requests the reallocation of \$14,896,910 from the Planning & Multifamily programs to the Public Infrastructure & Public Facilities program (the “Amendment Request”);

WHEREAS, the CDBG-DR program staff has reviewed the Amendment Request and found that it meets federal regulations and the requirements of Federal Register Notice 88 FR 2198 (FR-6368-N-01);

WHEREAS, the CDBG-DR program staff recommends that the MSF adopt the Amendment Request;

NOW, THEREFORE, BE IT RESOLVED, that the MSF Board authorizes the MSF Fund Manager to submit the Amendment Request to HUD;

BE IT FURTHER RESOLVED, the MSF Fund Manager or the MSF President shall negotiate the terms and conditions and execute all final documents necessary to effectuate the terms of this Resolution.

Ayes: Dr. Britany Affolter-Caine, Christin Armstrong (on behalf of Chairman Messer; designation attached), Susan Corbin, Wesley Eklund, Rachael Eubanks, Dimitrius Hutcherson, Michael B. Kapp (on behalf of Director Wieferich, designation attached), Susan Tellier, Randy Thelen

Nays: None

Recused: None

Lansing, Michigan
January 27, 2026

Summary of CDBG Disaster Recovery Action Plan Substantial Amendment #3

Program Details

Executive Summary and Unmet Needs Assessment

- Removed references to the Multifamily Housing Program Budget 2020

Program Budget 2020

- Updated Table 87: Removed the budget from the Multifamily Housing Program and a portion of the budget from the Planning Program. These unspent funds are proposed to be reallocated to the Public Infrastructure and Public Facilities Program per this Amendment #3
- Adjusted Estimated Outcomes Multifamily Housing Program

Multifamily Housing Program

- Removed Multifamily Housing Program from the Grantee Proposed Use of Funds section Public Infrastructure and Public Facilities Program

Public Infrastructure and Public Facilities Program

- Demonstrated reallocation of funding from the Multifamily Housing and Planning Programs Planning Program

Planning Program

- Reallocated the remainder of the Planning funds to the Public Infrastructure and Public Facilities Program

General

- Updated Language Access Plan Coordinator contact information
- Updated table numbers



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

Bradley C. Wieferich, P.E.
Acting Director

cc: M. Kapp
Executive File



MICHIGAN ECONOMIC
DEVELOPMENT CORPORATION

February 3, 2025

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

RE: Designation of Christin Armstrong

To Whom It May Concern:

I hereby confirm my designation of Christin Armstrong as the person authorized and empowered to act in my stead as a member of the Michigan Strategic Fund Board for scheduled meetings I am unable to attend.

Sincerely,



Quentin L. Messer, Jr.
Chief Executive Officer, Michigan Economic Development Corporation

MEMORANDUM

Date: January 27, 2026

To: Michigan Strategic Fund (“MSF”) Board Members

From: Alison Todak, Vice President, Entrepreneurship & Innovation

Subject: 2013 Pure Michigan Venture Development Program – Michigan eLab Capital Partner, LP – Second Amendment to Limited Partnership Agreement

Request

The Michigan Economic Development Corporation (“MEDC”) requests that the Michigan Strategic Fund (“MSF”) approve a second amendment to the Limited Partnership Agreement (“LPA”) of Michigan eLab Capital Partners, LP (the “Partnership”). The amendment modifies certain reporting and audit requirements. No additional MSF funding is requested as part of this action.

Background

On January 23, 2013, the MSF Board approved a \$2.25 million investment from the Pure Michigan Venture Development Fund (“PMVDF”) in Michigan eLab Capital Partners, LP, a Delaware limited partnership formed to make venture capital investments with a focus on Michigan-based companies. The Fund’s Limited Partnership Agreement was executed on September 12, 2013.

Pursuant to Section 2.1 of the Limited Partnership Agreement (LPA), the Partnership was originally established with a ten 10-year term from the Initial Contribution Date, with the General Partner authorized to extend the term by up to three additional one-year periods. In accordance with this authority, on September 12, 2023, September 12, 2024, and September 12, 2025 Michigan eLab Associates, LLC, as General Partner of the Partnership, exercised its rights under Section 2.1 of the LPA to extend the Partnership Term for an additional year to September 20, 2024, September 20, 2025, and September 20, 2026, respectively.

On June 23, 2015, the MSF Board approved the first amendment to the LPA. This amendment extended the Partnership’s fundraising period and permitted the admission of additional limited partners, including the Municipal Employees’ Retirement System of Michigan. All other material terms of the LPA remained unchanged.

The Partnership is now in the later stages of its lifecycle, with substantially all capital deployed and limited ongoing investment activity. The focus is now on portfolio management and exits.

This second amendment request to the LPA consists of the following changes:



1. Deferral of Annual Audit Requirement: Amend Section 9.1 of the LPA to remove the requirement that the Partnership's Annual Financial Statements be audited beginning with Fiscal Year 2025. The amendment requires that the final Annual Financial Statement, prepared in connection with the dissolution and liquidation of the Fund, will be audited by the Partnership's accountants.
2. Transition from Quarterly to Annual Reporting: Amend Section 9.4 of the LPA to discontinue the preparation and delivery of quarterly financial reports after the fiscal quarter ending June 30, 2025. The General Partner will continue to provide Annual Financial Statements in accordance with Section 9.1 of the LPA, as amended.

MEDC staff believes this request is reasonable and appropriate given that the Partnership is in the final years of its term, with limited remaining activity focused on portfolio monitoring, final distributions, and orderly fund operations wind-down. The elimination of annual audits and quarterly reporting during this final period reduces administrative burden and cost while preserving transparency through continued annual reporting and a final audited financial statement at dissolution. These changes are consistent with end-of-life fund administration practices and do not diminish MSF's reporting rights or oversight.

Recommendation

MEDC staff recommends that the MSF Board approve this amendment to the Limited Partnership Agreement of Michigan eLab Capital Partners, LP and authorize the MSF Fund Manager to execute the amendment and any related documents on behalf of MSF.

**MICHIGAN STRATEGIC FUND
RESOLUTION**

2026 -005

**AMENDMENT TO
PURE MICHIGAN VENTURE DEVELOPMENT FUND AWARD
TO MICHIGAN ELAB CAPITAL PARTNERS, LP**

WHEREAS, Public Acts 215 and 225 of 2005 established the 21st Century Jobs Trust Fund initiative (the “Act”);

WHEREAS, MCL 125.2088k created the Strategic Economic Investment and Commercialization Board (“SEIC Board”) for the purposes of awarding grants and loans for basic research, applied research, university technology transfer, and commercialization of products, processes and services to encourage the development of competitive edge technologies to create jobs within the State of Michigan;

WHEREAS, pursuant to Executive Order 2010-8, the Governor ordered the SEIC Board abolished and all powers, duties, and functions of the SEIC Board transferred to the Michigan Strategic Fund (“MSF”), including those powers, duties, and functions provided under MCL 125.2088k;

WHEREAS, by Resolution 2012-61 on June 27, 2012, the MSF approved the guidelines and process for the Pure Michigan Venture Development Fund (“PMVDF”), which included provisions required by MCL 125.2088k and established a competitive proposal process for making awards to qualified venture funds;

WHEREAS, by Resolution 2013-002 on January 23, 2013, the MSF Board approved an award of up to \$2.25 million from the PMVDF to Michigan eLab Capital Partners, LP (the “Partnership”);

WHEREAS, by Resolution 2015-076 on June 23, 2015, the MSF Board approved a first amendment to the Limited Partnership Agreement (“LPA”) to extend to the Partnership’s fundraising period and permit the admission of additional limited partners;

WHEREAS, on September 12, 2023, September 12, 2024, and September 12, 2025 Michigan eLab Associates, LLC, as General Partner of the Partnership, exercised its rights under Section 2.1 of the LPA to extend the Partnership Term for an additional year to September 20, 2024, September 20, 2025, and September 20, 2026, respectively;

WHEREAS, the Partnership has requested that the MSF Board approve a second amendment to the LPA to (a) waive the requirement that the Partnership’s annual financial statements be audited beginning with Fiscal Year 2025, but require that the final Annual Financial Statement prepared in connection with the dissolution and liquidation of the Fund will be audited by the Partnership’s accountants; and (b) discontinue the preparation and delivery of quarterly

financial reports after the fiscal quarter ending June 30, 2025 (collectively, the “Amendment Request”);

WHEREAS, the MEDC recommends that that MSF Board approve the Amendment Request; and

WHEREAS, the MSF Board desires to approve the Amendment Request.

NOW THEREFORE, BE IT RESOLVED, that the MSF Board approves the Amendment Request; and

BE IT FURTHER RESOLVED, the MSF Fund Manager is authorized to negotiate final terms and conditions of the Amendment Request and to execute all documents necessary to effectuate the Amendment Request.

Ayes: Dr. Britany Affolter-Caine, Christin Armstrong (on behalf of Chairman Messer; designation attached), Susan Corbin, Wesley Eklund, Rachael Eubanks, Dimitrius Hutcherson, Michael B. Kapp (on behalf of Director Wieferich, designation attached), Susan Tellier, Randy Thelen

Nays: None

Recused: None

Lansing, Michigan
January 27, 2026



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



MICHIGAN ECONOMIC
DEVELOPMENT CORPORATION

February 3, 2025

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

RE: Designation of Christin Armstrong

To Whom It May Concern:

I hereby confirm my designation of Christin Armstrong as the person authorized and empowered to act in my stead as a member of the Michigan Strategic Fund Board for scheduled meetings I am unable to attend.

Sincerely,



Quentin L. Messer, Jr.
Chief Executive Officer, Michigan Economic Development Corporation

PURE  MICHIGAN®



MEMORANDUM

Date: January 27, 2026

To: Michigan Strategic Fund Board

From: Erik Wilford, Managing Director, Business Development Projects

Subject: Approval of the Revisions to the State Essential Service Assessment Exemption and Alternative State Essential Service Assessment Program Guidelines

Request

The Michigan Economic Development Corporation (“MEDC”) requests the Michigan Strategic Fund (“MSF”) Board approve updated State Essential Service Assessment Exemption and Alternative State Essential Service Assessment Program Guidelines.

Background

In March 2014, the Michigan Legislature approved legislation to revise the personal property tax system. The approval enacted 2014 PA 92 and 2014 PA 93, the State Essential Services Assessment Act (the “SESA”) and the Alternative State Essential Services Assessment Act (the “Alternative SESA”) which provided the ability to create and operate the SESA Exemption and the Alternative SESA Exemption Program by the Michigan Strategic Fund pursuant to MCL 211.1059. As a result, beginning in 2016 personal property tax was no longer levied on Eligible Manufacturing Personal Property (EMPP) and the new State Essential Services Assessment was imposed on all EMPP.

On October 28, 2014, the MSF Board approved Resolution 2014-176, detailing the SESA Exemption and Alternative SESA Program and Guidelines as well as Resolution 2014-177 assigning delegation of authority of the programs.

Program Description

The SESA amount is based on the fair market value of EMPP at the time of acquisition and follows the schedule below:

- Acquired between 1-5 years prior, assessed at 2.4 mills of the acquisition cost
- Acquired between 6-10 years prior, assessed at 1.25 mills of the acquisition cost
- Acquired 10 or more years prior, assessed at 0.9 mills of the acquisition cost

The personal property tax reform provided authority to the MSF Board to grant SESA Exemptions and Alternative SESA Exemptions to companies that make investments in eligible personal property greater than \$25 million. The SESA Exemptions are equal to 100% exemption of the SESA for a period of years. Alternative SESA Exemptions are equal to 50% exemption for a period of years. Businesses that make eligible investments in Eligible Distressed Areas can qualify for SESA Exemptions. Businesses that make eligible investments in non-distressed areas can qualify for an Alternative SESA.

The MEDC, with input from various stakeholders, designed the SESA Exemption and Alternative SESA Exemption Program to be a discretionary incentive the MSF may approve in certain circumstances to exempt or reduce the Assessment for projects that create jobs and/or private investment in Michigan.

The proposed guidelines presented for consideration include requirements and criteria for awarding SESA and Alternative SESA Exemptions.

Recommendation

The MEDC staff recommends approval of the SESA and Alternative SESA Exemption Guidelines attached to the Resolution.

State Essential Services Assessment (SESA) Exemption & Alternative SESA Program Guidelines

SESA ACT & ALTERNATIVE SESA ACT OVERVIEW & DEFINITIONS

Michigan Strategic Fund

State Essential Services Assessment (SESA) Exemption & Alternative SESA Program Guidelines

Overview

On August 5, 2014, the qualified electors of the State of Michigan approved the legislation to revise the personal property tax system. This revision took effect January 1, 2015. The approval also enacted Public Act 92 of 2014 and Public Act 93 of 2014, the State Essential Services Assessment Act ("SESA") and the Alternative State Essential Services Assessment Act ("Alternative SESA").

SESA Act & Alternative SESA Act Definitions & Overview

The Michigan Strategic Fund (MSF) Board may authorize State Essential Services Assessment (SESA) Exemptions for qualifying investment(s) of \$25 million or more in Eligible Personal Property owned by, leased to, or in the possession of an Eligible Claimant. Eligibility and approval of the SESA Exemptions are made at the discretion of the MSF Board.

The MSF Board may determine that Eligible Personal Property exempt from the SESA is subject to the Alternative SESA.

Definitions

An Eligible Claimant is a person that claims an exemption for Eligible Personal Property.

Eligible Personal Property means all of the following:

- Personal property exempt under section 9m or 9n of the general property tax act (1893 PA 206, MCL 211.9m and 211.9n);
- Personal property exempt under section 9f of the general property tax act (1893 PA 206, MCL 211.9f), which exemption was approved under section 9f of the general property tax act (1893 PA 206, MCL 211.9f) after 2013, unless both of the following conditions were satisfied:

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- The application for the exemption was filed with the eligible local assessing district or the Next Michigan Development Corporation before August 5, 2014;
- The resolution approving the exemption states that the project is expected to have total new personal property of over \$25 million within 5 years of the adoption of the resolution by the eligible local assessing district or Next Michigan Development Corporation.

- Personal property subject to an extended industrial facilities exemption certificate under section 11a of 1974 PA 198, MCL 207.561a; and
- Personal property subject to an extended exemption under section 9f(8) of the general property tax act (1893 PA 206, MCL 211.9f).

Eligible Distressed Areas are those cities, villages and townships that exhibit higher than statewide average levels of economic distress, as defined under the Michigan State Housing Development Authority Act (Section 11 of Public Act 346 of 1966).

Geographically Disadvantaged Business Enterprises, was defined in Executive Directive 2019-8 as a person or entity that satisfies one or more of the following: (i) Is certified as a HUBZone Small Business Concern by the United States Small Business Administration. (ii) Has a principal place of business located within a Qualified Opportunity Zone within Michigan, or (iii) More than half of its employees have a principal residence located within a Qualified Opportunity Zone within Michigan, or both. These areas will collectively be referred to as Geographically Disadvantaged Areas (GDAs).

Administration of the Exemption and Required Terms and Conditions

All MSF Board support shall be memorialized by board resolution and a final written agreement. The resolution shall not be approved if the state treasurer, or ~~his or her~~their designee to the MSF Board, votes against the resolution.

The MSF shall enter into a final written agreement with the Eligible Claimant with terms and conditions in accordance with the SESA Exemption legislation and Program Guidelines and otherwise satisfactory to the MSF Board. The written agreement shall include at a minimum all conditions imposed upon the Eligible Claimant; the specific timeframe during which the Eligible Claimant can receive the SESA Exemption; revocation and repayment requirements if the Eligible Claimant does not comply with the written agreement; and an audit provision that allows for the verification of the timely completion or satisfaction of the agreement requirements and investment.

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Considerations for granting a SESA Exemption or Alternative SESA shall include the following to the extent reasonably applicable to the type of investment proposed and may include any other considerations satisfactory to the MSF Board:

- Out-of-state competition
- Net-positive return to this state
- Level of investment made by the Eligible Claimant
- Business diversification
- Reuse of existing facilities
- Near-term job creation or significant job retention as a result of the investment made in Eligible Personal Property
- Strong links to Michigan suppliers
- Employee wages in relation to prosperity region median wage
- Location of project within an Eligible Distressed Area (EDAs) and those businesses considered Geographically Disadvantaged Business Enterprises (GDBE).

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The MSF or Michigan Economic Development Corporation (MEDC) may charge actual and reasonable fees for costs associated with administering the program.

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~~An Eligible Claimant is a person that claims an exemption for Eligible Personal Property.~~

~~Eligible Personal Property means all of the following:~~

~~• Personal property exempt under section 9m or 9n of the general property tax act (1893 PA 206, MCL 211.9m and 211.9n);~~

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~~• Personal property exempt under section 9f of the general property tax act (1893 PA 206, MCL 211.9f), which exemption was approved under section 9f of the general property tax act (1893 PA 206, MCL 211.9f) after 2013, unless both of the following conditions were satisfied:~~

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~~• The application for the exemption was filed with the eligible local assessing district or the Next Michigan Development Corporation before August 6, 2014;~~

~~• The resolution approving the exemption states that the project is expected to have total new personal property of over \$25 million within 5 years of the adoption of the resolution by the eligible local assessing district or Next Michigan Development Corporation.~~

- ~~Personal property subject to an extended industrial facilities exemption certificate under section 11a of 1974 PA 108, MCL 207.561a; and~~
- ~~Personal property subject to an extended exemption under section 9f(8) of the general property tax act (1803 PA 206, MCL 211.0f).~~

~~Eligible Distressed Areas are those cities, villages and townships that exhibit higher than statewide average levels of economic distress, as defined under the Michigan State Housing Development Authority Act (Section 11 of Public Act 346 of 1966).~~

MSF SESA EXEMPTION & ALTERNATIVEExemption & Alternative SESA GENERAL OPERATING PRINCIPLES & PARAMETERSAdditional Requirements and Eligibility Criteria

The MSF Board will consider SESA Exemptions and Alternative SESAs for Eligible Claimants that will be making major qualifying investments for job creation or retention projects in Michigan.

~~The MSF Board intends to consider projects that are site specific within a municipality, with preference given to projects in Eligible Distressed Areas or projects that are Transformational in nature. Qualifying investments must be made after MSF approval and completed within 3 years of the commencementa defined Investment period of the project. In certain circumstances, the MSF Board may allow investments made between August 5, 2014 and December 31, 2014 to count as qualifying investments. The terms and conditions of the qualifying investment must be acceptable to the MSF Board.~~

The MSF intends to authorize SESA Exemptions for MSF supported projects located in Eligible Distressed Areas. Projects in non-distressed areas will be considered for an Alternative SESA if the MSF Board determines the project is a Transformational Project. Transformational Projects are projects that trigger a profound ripple effect of positive change that fundamentally enhances the

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~~fiscal capacity of state and local governments or redefines the identity and image of the state's economy.~~

~~SESA Exemption terms for projects located in Eligible Distressed Areas~~EDAs and GDAs and Alternative SESA terms ~~for Transformational Projects in non-distressed areas are intended to~~shall be as follows:

- Projects that result in qualifying investments of \$25 million to ~~\$100~~50 million qualify for a 5-year SESA Exemption or Alternative SESA.
- ~~Projects that result in qualifying investments of \$50 million to \$100 million qualify for a 10-year SESA Exemption or Alternative SESA.~~
- Projects that result in qualifying investments greater than \$100 million qualify for a SESA Exemption or Alternative SESA of up to 15 years.

The MEDC will provide administrative services to the MSF for the program, including conducting due diligence, managing compliance processes, and coordinating pre-closing background checks as may be required by the chief compliance officer.

All SESA Exemptions and Alternative SESAs authorized will be performance based. The MEDC will require annual reporting of data, financial information, and any other information required to facilitate reporting to the MSF Board, Department of Treasury, and Michigan legislature.

~~The MSF or MEDC will require an~~may charge and collect reasonable administrative fee.
~~The administrative fee will be fees to effectuate the application and compliance processes.~~
Those fees are as follows:

Application Fee - \$5,000.00

Annual Administrative Fee - 1% of the estimated exemption value. The administration fee will be capped at \$10,000 and due in full upon successful completionmay be divided annually until the end of the first performance milestone.
term.

Amendment Fee - \$5,000 per occurrence

Late Reporting Fee - \$5,000.00 per occurrence

Late Annual Administrative Fee Payment - \$5,000.00 per occurrence

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MICHIGAN STRATEGIC FUND

RESOLUTION 2026-006

APPROVAL OF THE AMENDED STATE ESSENTIAL SERVICES ASSESSMENT EXEMPTION AND ALTERNATIVE STATE ESSENTIAL SERVICES ASSESSMENT EXEMPTION PROGRAM GUIDELINES

WHEREAS, on August 5, 2014, the qualified electors of the State of Michigan approved legislation to revise the personal property tax system. The approval also enacted 2014 PA 92 and 2014 PA 93, the State Essential Services Assessment Act (“SESA”) and the Alternative State Essential Services Assessment Act (“Alternative SESA”);

WHEREAS, the SESA and the Alternative SESA authorized the creation and operation of the SESA and Alternative SESA Exemption Program by the Michigan Strategic Fund (“MSF”) pursuant to MCL 211.1059;

WHEREAS, on October 28, 2014, via MSF Resolution 2014-176, the MSF adopted guidelines for the creation and operation of the SESA and Alternative SESA Exemption Programs (the “Guidelines”);

WHEREAS, the Michigan Economic Development Corporation (“MEDC”) provides administrative services to the MSF for the SESA and Alternative SESA Exemption Programs;

WHEREAS, the MEDC recommends the MSF adopt the amended guidelines attached as Exhibit A to this resolution to govern the SESA and Alternative SESA Exemption Programs (the “Amended SESA Guidelines”).

NOW, THEREFORE, BE IT RESOLVED, that the MSF Board approves the Amended SESA Guidelines; and

BE IT FURTHER RESOLVED, that the MSF Board authorizes the MSF Fund Manager to negotiate the final terms and conditions of and to execute any documents to effectuate the Amended SESA Guidelines on behalf of the MSF.

Ayes: Dr. Britany Affolter-Caine, Christin Armstrong (on behalf of Chairman Messer; designation attached), Susan Corbin, Wesley Eklund, Rachael Eubanks, Dimitrius Hutcherson, Michael B. Kapp (on behalf of Director Wieferich, designation attached), Susan Tellier, Randy Thelen

Nays: None

Recused: None

Lansing, Michigan
January 27, 2026

Michigan Strategic Fund

State Essential Services Assessment (SESA) Exemption & Alternative SESA Program Guidelines

Overview

On August 5, 2014, the qualified electors of the State of Michigan approved the legislation to revise the personal property tax system. This revision took effect January 1, 2015. The approval also enacted Public Act 92 of 2014 and Public Act 93 of 2014, the State Essential Services Assessment Act (“SESA”) and the Alternative State Essential Services Assessment Act (“Alternative SESA”).

SESA Act & Alternative SESA Act Definitions & Overview

The Michigan Strategic Fund (MSF) Board may authorize State Essential Services Assessment (SESA) Exemptions for qualifying investment(s) of \$25 million or more in Eligible Personal Property owned by, leased to, or in the possession of an Eligible Claimant. Eligibility and approval of the SESA Exemptions are made at the discretion of the MSF Board.

The MSF Board may determine that Eligible Personal Property exempt from the SESA is subject to the Alternative SESA.

Definitions

An Eligible Claimant is a person that claims an exemption for Eligible Personal Property.

Eligible Personal Property means all of the following:

- Personal property exempt under section 9m or 9n of the general property tax act (1893 PA 206, MCL211.9m and 211.9n);
- Personal property exempt under section 9f of the general property tax act (1893 PA 206, MCL 211.9f), which exemption was approved under section 9f of the general property tax act (1893 PA 206, MCL211.9f) after 2013, unless both of the following conditions were satisfied:
 - The application for the exemption was filed with the eligible local assessing district or the Next Michigan Development Corporation before August 5, 2014;
 - The resolution approving the exemption states that the project is expected to have total new personal property of over \$25 million within 5 years of the

adoption of the resolution by the eligible local assessing district or Next Michigan Development Corporation.

- Personal property subject to an extended industrial facilities exemption certificate under section 11a of 1974 PA 198, MCL 207.561a; and
- Personal property subject to an extended exemption under section 9f(8) of the general property tax act (1893 PA 206, MCL 211.9f).

Eligible Distressed Areas are those cities, villages and townships that exhibit higher than statewide average levels of economic distress, as defined under the Michigan State Housing Development Authority Act (Section 11 of Public Act 346 of 1966).

Geographically Disadvantaged Business Enterprises, was defined in Executive Directive 2019-8 as a person or entity that satisfies one or more of the following: (i) Is certified as a HUBZone Small Business Concern by the United States Small Business Administration. (ii) Has a principal place of business located within a Qualified Opportunity Zone within Michigan, or (iii) More than half of its employees have a principal residence located within a Qualified Opportunity Zone within Michigan, or both. These areas will collectively be referred to as Geographically Disadvantaged Areas (GDAs).

Administration of the Exemption and Required Terms and Conditions

All MSF Board support shall be memorialized by board resolution and a final written agreement. The resolution shall not be approved if the state treasurer, or their designee to the MSF Board, votes against the resolution.

The MSF shall enter into a final written agreement with the Eligible Claimant with terms and conditions in accordance with the SESA Exemption legislation and Program Guidelines and otherwise satisfactory to the MSF Board. The written agreement shall include at a minimum all conditions imposed upon the Eligible Claimant; the specific timeframe during which the Eligible Claimant can receive the SESA Exemption; revocation and repayment requirements if the Eligible Claimant does not comply with the written agreement; and an audit provision that allows for the verification of the timely completion or satisfaction of the agreement requirements and investment.

Considerations for granting a SESA Exemption or Alternative SESA shall include the following to the extent reasonably applicable to the type of investment proposed and may include any other considerations satisfactory to the MSF Board:

- Out-of-state competition

- Net-positive return to this state
- Level of investment made by the Eligible Claimant
- Business diversification
- Reuse of existing facilities
- Near-term job creation or significant job retention as a result of the investment made in Eligible Personal Property
- Strong links to Michigan suppliers
- Employee wages in relation to prosperity region median wage
- Location of project within an Eligible Distressed Area (EDAs) and those businesses considered Geographically Disadvantaged Business Enterprises (GDBE).

The MSF or Michigan Economic Development Corporation (MEDC) may charge actual and reasonable fees for costs associated with administering the program.

MSF SESA Exemption & Alternative SESA Additional Requirements and Eligibility Criteria

The MSF Board will consider SESA Exemptions and Alternative SESAs for Eligible Claimants that will be making major qualifying investments for job creation or retention projects in Michigan.

Qualifying investments must be made after MSF approval and completed within a defined Investment period of the project.

SESA Exemption terms for projects located in EDAs and GDAs and Alternative SESA terms in non-distressed areas shall be as follows:

- Projects that result in qualifying investments of \$25 million to \$50 million qualify for a 5-year SESA Exemption or Alternative SESA.
- Projects that result in qualifying investments of \$50 million to \$100 million qualify for a 10-year SESA Exemption or Alternative SESA.
- Projects that result in qualifying investments greater than \$100 million qualify for a SESA Exemption or Alternative SESA of up to 15 years.

The MEDC will provide administrative services to the MSF for the program, including conducting due diligence, managing compliance processes, and coordinating pre-closing background checks as may be required by the chief compliance officer.

All SESA Exemptions and Alternative SESAs authorized will be performance based. The MEDC will require annual reporting of data, financial information, and any other

information required to facilitate reporting to the MSF Board, Department of Treasury, and Michigan legislature.

The MSF or MEDC may charge and collect reasonable administrative fees to effectuate the application and compliance processes. Those fees are as follows:

- Application Fee - \$5,000.00

- Annual Administrative Fee - 1% of the estimated exemption value. The administration fee may be divided annually until the end of the term.

- Amendment Fee - \$5,000 per occurrence

- Late Reporting Fee - \$5,000.00 per occurrence

- Late Annual Administrative Fee Payment - \$5,000.00 per occurrence



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



MICHIGAN ECONOMIC
DEVELOPMENT CORPORATION

February 3, 2025

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

RE: Designation of Christin Armstrong

To Whom It May Concern:

I hereby confirm my designation of Christin Armstrong as the person authorized and empowered to act in my stead as a member of the Michigan Strategic Fund Board for scheduled meetings I am unable to attend.

Sincerely,



Quentin L. Messer, Jr.
Chief Executive Officer, Michigan Economic Development Corporation

PURE  MICHIGAN®



MEMORANDUM

Date: January 27, 2026

To: Michigan Strategic Fund Board

From: Jay Williams, Director – Small Business Services

Subject: Small Business Services Program – Match on Main Program Guideline and Delegation Amendment Request

Request

The Michigan Economic Development Corporation (the “MEDC”) requests that the Michigan Strategic Fund (the “MSF”) Board approve the following two requests for the Match on Main Program (the “Program”) (collectively, the “Recommendations”):

1. Revise the Program guidelines to update the program language for Eligibility Requirements, Eligible Uses of Funds, and Program Operations.
2. Amend the delegate authority of the MSF Fund Manager to approve no-cost extensions from a period of six (6) months to a cumulative period of twelve (12) months.

Background

Program Language Updates to Eligibility Requirements, Eligible Uses of Funds and Program Operations

Updating the Program guidelines for administrative clarifications will ensure alignment with contractual obligations, reflect current administrative practices, and support clear and consistent Program administration.

The MSF Board previously approved the Match on Main Guidelines on August 26, 2025, via Resolution 2025-083. Key requested changes include:

Eligibility Requirements

- Program projects must be completed within 12 months from the **effective date of the grant agreement** ~~date that their the grant agreement is executed~~; provided, however, that the MSF President or the MSF Fund Manager may extend this deadline once by up to six months in accordance with the MSF Board approved delegation (SFCR 10.8-3).

Eligible Use of Funds

- Eligible expenses may be reimbursed from the date that the Program application is submitted to the MEDC by the Eligible Applicant through 12 months after the **effective date of the** grant

agreement. ~~is executed.~~ Expenses incurred must be paid by the Eligible Business to an independent third party. Any expense incurred prior to award announcement and an executed grant agreement is incurred at the sole risk of the Eligible Business.

Program Operations

- Eligible Applicants select an Eligible Business to put forth in the **Local Business Worksheet Application** – with a maximum of two applications submitted per funding round.
- Eligible Applicants complete the **Match on Main Applicant Worksheet**. ~~Program application.~~

Delegate Authority to the MSF Fund Manager to Review and Approve Extension Requests

Through ongoing review of administrative practices for the Match on Main Program, MEDC staff has identified an opportunity to streamline administrative processes and significantly improve customer service outcomes while maintaining strong program oversight. Routine, low-risk time extension requests have become commonplace and are typically made to accommodate weather-dependent construction and implementation timelines.

The MSF Board previously approved delegate authority via Resolution 2025-084. Amending the approval authority of the MSF Fund Manager to make extensions from six (6) months to twelve (12) months will enhance operational efficiency, support timely decision-making, while still maintaining the Program’s core reporting and accountability standards.

These proposed revisions to program operations are also reflected in **Exhibit A: Match on Main Program Delegation**:

10.8-3 Match on Main Program

(1) The MSF President or the MSF Fund Manager may make a one-time extension to milestone due dates, eligible expense reimbursement dates, project completion dates, or agreement term dates for any existing Match on Main Program agreement so long as:

1. The one-time extension does not exceed twelve (12) months.
2. The awardee is otherwise currently in compliance with its agreement or all known existing defaults under the agreement will be cured with the one-time extension.
3. The awardee has demonstrated its ability to successfully complete its obligations under the agreement if the one-time extension is granted.
4. The extension complies with Match on Main Program Guidelines.
5. All other terms of the agreement remain unchanged.

Recommendation

MEDC recommends that the MSF Board approve the Recommendations.



Match on Main

Exhibit A: Program Guidelines

Program Overview

- The Match on Main Program (the “Program”) serves as a tool to support new or expanding placebased businesses by providing up to \$25,000 in funding to support an Eligible Business through an application submitted, administered, and managed by an Eligible Applicant. The Eligible Business is required to provide a 10% cash match.
- The Eligible Applicant will select one Eligible Business, per application, located in their traditional downtown or other eligible business district to include for support – with a maximum of two applications submitted per funding round. The Eligible Applicant will submit the program application, monitor project implementation, and will sub-grant program dollars to the Eligible Business upon project completion.
- Eligible Applicants include municipalities, downtown development authorities, or other downtown management, business support, or community development organizations in eligible Redevelopment Ready Communities® or Michigan Main Street Communities that represent a traditional downtown district, historic neighborhood commercial corridor, or an area planned and zoned for concentrated commercial development. The Eligible Applicant must represent a community that is essentials or certified in the Redevelopment Ready Communities® program or is a select or master level Michigan Main Street Community.

Program Goals

- Support the creation and growth of place-based businesses located in select or master Michigan Main Street districts or essentials or certified Redevelopment Ready Communities® across the state
- Provide access to capital for place-based businesses, create and retain jobs, leverage private investment, and activate vacant or underutilized space
- Provide Eligible Applicants with a business recruitment and retention tool as they work to grow and support their local entrepreneurial ecosystem

Eligibility Requirements

- Eligible applicants include local units of government, downtown development authorities, Michigan Main Street programs, or other community or economic development organizations that represent a traditional downtown district, historic neighborhood commercial corridor, or an area planned and zoned for concentrated commercial development.

- The grant applicant must represent a community that is essential or certified in the Redevelopment Ready Communities® program or is a select or master Level Michigan Main Street Community.
- The applicant will select one eligible business, per application, located in their traditional downtown or other eligible business district to include for support – with a maximum of two applications submitted per funding round.
- An Eligible Business must:
 - Be located within the boundaries of the community the Eligible Applicant serves
 - Be located within a traditional downtown, historic neighborhood commercial corridor, or area planned and zoned for concentrated commercial development that contributes to a dense mixed-use area with multi-story elements
 - Sell products and/or services face to face AND have a permanent physical location within a traditional downtown, historic neighborhood commercial corridor, or area planned and zoned for concentrated commercial development (Ex. The business has a storefront location downtown.)
 - Have, or be in the process of obtaining, control over the site for which they are applying prior to Match on Main application
 - Be operating as a for profit or non-profit
 - Be headquartered in Michigan.
 - Be able to meet the ten percent (10%) cash match required as part of this program.
- Ineligible businesses include: Franchises (including independent contractor agreements), businesses located in strip malls (unless located in an area zoned and approved for future concentrated mixed-use development), “big box” retailers, businesses whose primary sales come from marijuana, CBD, or tobacco. In addition, the Business must not have previously received or been approved to receive support from the Program.
- To receive grant funds, the Eligible Applicant – in conjunction with the awarded Eligible Business must complete Program milestone(s) and submit required documentation as outlined in the formal grant agreement.
- Program projects must be completed within 12 months from the effective date of the grant agreement~~date that their the grant agreement is executed~~; provided, however, that the MSF President or the MSF Fund Manager may extend this deadline once by up to six months in accordance with the MSF Board approved delegation (SFCR 10.8-3).

Eligible Use of Funds

- Eligible expenses may be reimbursed from the date that the Program application is submitted to the MEDC by the Eligible Applicant through 12 months after the effective date of the grant agreement~~is executed~~; provided, however, that the MSF President or the MSF Fund Manager may extend this deadline once up to six months in accordance with the MSF Board approved delegation (SFCR 10.8-3). Expenses incurred must be paid by the Eligible Business to an independent third

party. Any expense incurred prior to award announcement and an executed grant agreement is incurred at the sole risk of the Eligible Business.

- Program funds may be used for expenses related to technical assistance, interior building renovation, permanent or semi-permanent activation of outdoor space, or for general marketing, technology, operational changes, or inventory expenses related to retail goods.
 - Examples of eligible expenses include:
 - Expenses for technical assistance items for design and layout of interior or exterior space, such as conceptual renderings of the interior or exterior floor plan, merchandise layout, other interior or exterior design concepts, and construction drawings, plans or specifications for interior or exterior space activation.
 - Expenses for interior building renovation items, including rehabilitation of floors, walls, ceiling, rooms, electrical improvements, lighting and lighting fixtures, furniture and display renovations, installation of permanent kitchen or other equipment, and/or fire suppression or other code compliance items.
 - Expenses for permanent or semi-permanent activation of an outdoor space, including a dining area, beer garden, or other place-based outdoor activation. Exterior signage, doors and windows may be permitted as an eligible expense if part of a larger outdoor space activation project.
 - Expenses for general marketing, technology to assist in connecting with customers (example: website upgrades or e-Commerce integration), operational changes (example: shifting from dine in to carry out), the purchase of a point-of-sale system, or inventory expenses for retail goods.
- Ineligible Expenses are exterior improvements that could be considered as general maintenance, repairs, landscaping; or other non-place-based outdoor activation; employee wages, salaries or benefits; rent, mortgage, land contract or building or land lease payments, utilities; leases for equipment, vehicle leases, vehicle payments; taxes, interest or insurance; professional fees; federal, state, or local application, licensing, permit or similar fees; bank or other lender financing, interest; inspection fees or costs; credit card processing fees; property acquisition; projects on residential property.

Program Operations

- Eligible Applicants select an Eligible Business to put forth in the [Local Business Worksheet Application](#) – with a maximum of two applications submitted per funding round.
- Eligible Applicants complete the [Match on Main Applicant Worksheet. Program application.](#)
- MEDC staff reviews Program applications. Program applications are reviewed and scored using evaluation criteria.

- Evaluation considerations related to the Eligible Applicant may include:

- History of supporting businesses within the district where the Eligible Business is located
 - Alignment of selected business and proposed project with mission, vision and/or strategic priorities of the Eligible Applicant
 - Demonstrated administrative capacity and plan for Program management
 - Transparency of process used to select the Eligible Business included in the Program application
- Evaluation considerations related to the Eligible Business and proposed project may include:
 - Clarity and completeness of project scope documentation, including cost estimates and budget
 - Private investment by the Eligible Business
 - Additional resources leveraged to support the Eligible Business and/or proposed project
 - Impact Program funds will have on the Eligible Business
 - Jobs created and/or retained as a result of the proposed project
 - Availability of private sources funding to implement project prior to Program reimbursement
- Additional factors may also be considered including the geographic distribution of funding across various regions of the state and the location of Eligible Businesses in geographically disadvantaged areas (as defined by either a State Opportunity Zone or a State HUBZone).
- Once Awardees are selected, all applicants are notified of their grant status. Awardees work with the MSF to enter into executed grant agreements.
- When programmatic milestones outlined in the executed grant agreement are met - the Awardee receives a financial disbursement from the MSF to then redistribute to the business selected in their application.

**MICHIGAN STRATEGIC FUND
RESOLUTION 2026-007**

**APPROVAL OF THE
MATCH ON MAIN PROGRAM GUIDELINES
AMENDMENT**

WHEREAS, the Michigan Legislature enacted the Michigan Strategic Fund Act, MCL 125.2001 et. seq., (the “MSF Act”) to authorize the Michigan Strategic Fund (“MSF”) to provide incentives in the form of grants, loans, and other economic assistance for the development and improvement of Michigan’s economy;

WHEREAS, pursuant to Section 7(c) of the MSF Act, MCL 125.2007(c), the MSF has the power to make grants, loans, and investments;

WHEREAS, the Michigan Economic Development Corporation (“MEDC”) provides administrative services to the MSF;

WHEREAS, at its March 22, 2015 meeting, the MSF Board authorized the MSF Fund Manager to submit an application to the Michigan State Housing Development Authority (“MSHDA”) for a Housing Development Fund (“HDF”) grant to support community development activities (the “HDF Grant”);

WHEREAS, the MSF Fund Manager submitted an application to MSHDA for the HDF Grant and on January 25, 2017, MSHDA approved the HDF Grant to support community development activities;

WHEREAS, on January 30, 2017, the MSF accepted the HDF Grant and authorized the MSF Fund Manager to execute all documents necessary to effectuate the HDF Grant;

WHEREAS, the MSF and MSHDA executed the HDF Grant agreement on March 13, 2017;

WHEREAS, on June 27, 2017, the MSF authorized an amendment to the HDF Grant to alter the disbursement schedule of the grant from annual payments to a single lump sum payment;

WHEREAS, on June 28, 2017, the MSF and MSHDA executed an amended and restated agreement for the HDF Grant;

WHEREAS, on February 27, 2024 via Resolution 2024-044, the MSF Board approved the (1) creation of the Match on Main Program; (2) the Match on Main Program Guidelines, and (3) the allocation of \$750,000 from the HDF Grant to the Match on Main Program;

WHEREAS, on August 26, 2025, via Resolution 2025-083, the MSF Board approved an amendment to the Match on Main Program Guidelines to authorize the MSF President or the MSF Fund Manager to make a one-time extension to milestone due dates, eligible expense reimbursement dates, project completion dates, or agreement term dates for any Match on Main Program agreement in accordance with MSF Board approved delegation;

WHEREAS, the MEDC recommends the MSF Board approve the amended Match on Main Program Guidelines, a redline attached as Exhibit A, a clean version attached as Exhibit B (“Revised Program Guidelines”)

WHEREAS, the MSF Board wishes to approve the Revised Program Guidelines.

NOW THEREFORE, BE IT RESOLVED, the MSF Board approves the Revised Program Guidelines.

Ayes: Dr. Britany Affolter-Caine, Christin Armstrong (on behalf of Chairman Messer; designation attached), Susan Corbin, Wesley Eklund, Rachael Eubanks, Dimitrius Hutcherson, Michael B. Kapp (on behalf of Director Wieferich, designation attached), Susan Tellier, Randy Thelen

Nays: None

Recused: None

Lansing, Michigan
January 27, 2026



Match on Main

Exhibit A: Program Guidelines

Program Overview

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

Bradley C. Wieferich, P.E.
Acting Director

cc: M. Kapp
Executive File



MICHIGAN ECONOMIC
DEVELOPMENT CORPORATION

February 3, 2025

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

RE: Designation of Christin Armstrong

To Whom It May Concern:

I hereby confirm my designation of Christin Armstrong as the person authorized and empowered to act in my stead as a member of the Michigan Strategic Fund Board for scheduled meetings I am unable to attend.

Sincerely,



Quentin L. Messer, Jr.
Chief Executive Officer, Michigan Economic Development Corporation

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MICHIGAN STRATEGIC FUND

RESOLUTION 2026-008

STRATEGIC FUND DELEGATION OF AUTHORITY

WHEREAS, the Michigan Strategic Fund (the “MSF” or the “Fund”) is a public body corporate and politic and an autonomous entity within the department of labor and economic opportunity created under the Michigan Strategic Fund Act MCL 125.2001 et seq. (the “Act”) as provided for in MCL 125.2005(1);

WHEREAS, under MCL 125.2005(2) the purposes, powers, and duties of the MSF are vested in and exercised by a board of directors;

WHEREAS, under MCL 125.2005(8), the MSF Board may delegate to its president, vice-president, staff or others those functions and authority the MSF Board deems necessary or appropriate; or others, unless otherwise prohibited by law;

WHEREAS, under Article III, Section 1 of the Amended and Restated Bylaws adopted by the MSF Board on September 26, 2023 (the “Bylaws”), the MSF Board “may delegate by resolution those functions and authority it deems necessary or appropriate to one or more Board Members, one or more MSF employees, one or more MEDC employees, the MEDC, or others, unless otherwise prohibited by law”;

WHEREAS, under Article IV, Section 1 of the Bylaws, the MSF President will provide for compilations of all general delegated authority; standard processes; and standard policies, in force (the “Strategic Fund Compiled Resolutions”);

WHEREAS, the Michigan Economic Development Corporation (the “MEDC”) provides administrative services to the MSF;

WHEREAS, pursuant to Resolution 2025-084, the MSF Board approved delegation specific to the Match on Main Program (“New Delegation”):

WHEREAS, the MEDC recommends that the MSF Board amend the New Delegation in accordance with the following (“Revised Delegation”):

10.8-3 Match on Main Program

(1) The MSF President or the MSF Fund Manager may make a one-time extension to milestone due dates, eligible expense reimbursement dates, project completion dates, or agreement term dates for any existing Match on Main Program agreement so long as:

1. The one-time extension does not exceed twelve (12) months.
2. The awardee is otherwise currently in compliance with its agreement or all known existing defaults under the agreement will be cured with the one-time extension.
3. The awardee has demonstrated its ability to successfully complete its obligations under the agreement if the one-time extension is granted.
4. The extension complies with Match on Main Program Guidelines.
5. All other terms of the agreement remain unchanged.

WHEREAS, the MEDC recommends that the MSF Board amend the Strategic Fund Compiled Resolutions to delegate authority to the MSF President and the MSF Fund Manager in accordance with the terms and conditions of this Resolution; and

WHEREAS, the MSF Board wishes to amend the Strategic Fund Compiled Resolutions to incorporate the Revised Delegation;

NOW, THEREFORE, BE IT HEREBY RESOLVED, that effective January 27, 2026, the MSF Board hereby delegates the following amended authority:

10.8-3 Match on Main Program

(1) The MSF President or the MSF Fund Manager may make a one-time extension to milestone due dates, eligible expense reimbursement dates, project completion dates, or agreement term dates for any existing Match on Main Program agreement so long as:

1. The one-time extension does not exceed twelve (12) months.
2. The awardee is otherwise currently in compliance with its agreement or all known existing defaults under the agreement will be cured with the one-time extension.
3. The awardee has demonstrated its ability to successfully complete its obligations under the agreement if the one-time extension is granted.
4. The extension complies with Match on Main Program Guidelines.
5. All other terms of the agreement remain unchanged.

BE IT FURTHER RESOLVED, the MSF President shall compile and publish the amended Strategic Fund Compiled Resolutions to incorporate the Revised Delegation as required under Article IV of the Bylaws.

Ayes: Dr. Britany Affolter-Caine, Christin Armstrong (on behalf of Chairman Messer; designation attached), Susan Corbin, Wesley Eklund, Rachael Eubanks, Dimitrius Hutcherson, Michael B. Kapp (on behalf of Director Wieferich, designation attached), Susan Tellier, Randy Thelen

Nays: None

Recused: None

Lansing, Michigan
January 27, 2026

Exhibit A: Match on Main Program Delegation

10.8-3 Match on Main Program

(1) The MSF President or the MSF Fund Manager may make a one-time extension to milestone due dates, eligible expense reimbursement dates, project completion dates, or agreement term dates for any existing Match on Main Program agreement so long as:

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GRETCHEN WHITMER
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STATE OF MICHIGAN
DEPARTMENT OF TRANSPORTATION
LANSING

BRADLEY C. WIEFERICH, P.E.
ACTING DIRECTOR

January 3, 2023

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cc: M. Kapp
Executive File



MICHIGAN ECONOMIC
DEVELOPMENT CORPORATION

February 3, 2025

Michigan Strategic Fund
300 N. Washington Square
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Sincerely,



Quentin L. Messer, Jr.
Chief Executive Officer, Michigan Economic Development Corporation



MEMORANDUM

Date: January 27, 2026

To: Michigan Strategic Fund (“MSF”) Board Members

From: Paul O’Connell, Vice President Real Estate Development
Nicole Whitehead, Director Real Estate and Outreach

Subject: Strategic Site Readiness Program Amendment Request
Detroit Regional Partnership (“DRP”)

REQUEST SUMMARY

The DRP has requested to amend their Strategic Site Readiness Program (SSRP) grant agreement awarded on September 26, 2023, in support of the region’s site readiness efforts. The amendment includes an extension of the “Term of the Grant” and a spending plan modification. This amendment is needed due to the DRP experiencing capacity constraints across critical site readiness assessment partners.

BACKGROUND

On September 26, 2023, the MSF Board approved a SSRP grant to the DRP in the amount of \$9,723,650 (the “DRP SSRP Grant”) for the purpose of providing financial support to create a regional inventory of development ready sites, provided that the inventory utilizes nationally recognized criteria to identify the readiness of those sites for improvement. This grant has allowed the DRP to expand their resources for their Verified Industrial Property (VIP) program which assesses properties and evaluates the sites’ readiness for future development. The DRP has made tremendous progress toward the Project requirements and has encountered several key challenges to effectively expend the full grant dollars that were allocated for this important work. This is largely due to the time constraints of the many stakeholders involved in implementing the volume and scale of VIP workplan.

The VIP strategy calls for three levels of site readiness support, 1) desktop due diligence, 2) physical site studies and 3) end user support. Each stage has a corresponding goal as to the number of sites the DRP will support. Each stage also has an aligned budget, a defined set of site assessment activities, engineering firms contracted to execute, and defined measures and reporting processes.

It takes three to four months to take each site through the desktop due diligence process and another four to eight months to finalize the physical site studies, some of which are also weather dependent. At any given time, the program has almost a dozen sites going through desktop due diligence and another dozen

going through physical study. Even with five large and capable engineering firms under retainers to support the program, the workload of this undertaking requires additional time to complete properly. Below is a summary of the completed and planned activities for the VIP program:

Stage	# of Sites In-Progress/Completed (as of 9/30/25)	# of Addl Sites Planned under Grant
Desktop Due Diligence	58	23
Physical Site Studies	21	18
End-User Support	5	5
Developer Support	3	3

The DRP has determined that an amendment to the DRP SSRP Grant is necessary to successfully complete the requirements of the DRP SSRP Grant and is requesting a grant term extension to September 1, 2027, and has proposed a spending plan modification. The spending plan modification is for three purposes; 1) rebalance the spending plan from the original 24-month period to the requested term extension of September 1, 2027; 2) update the VIP cost model and corresponding spending plan; and 3) extend the Final Report due date (collectively, the “Request”).

RECOMMENDATION

The MEDC recommends MSF Board approval of the Request.

**MICHIGAN STRATEGIC FUND
RESOLUTION 2026-009**

**APPROVAL OF AMENDMENTS TO THE MICHIGAN STRATEGIC SITE
READINESS PROGRAM GRANT TO
DETROIT REGIONAL PARTNERSHIP**

WHEREAS, the Michigan Legislature enacted the Michigan Strategic Fund Act, MCL 125.2001 et. seq., (the “MSF Act”) to authorize the Michigan Strategic Fund (“MSF”) to provide incentives in the form of grants, loans, and other economic assistance for the development and improvement of Michigan’s economy;

WHEREAS, the Michigan Economic Development Corporation (“MEDC”) provides administrative services to the MSF;

WHEREAS, pursuant to Section 88t of the MSF Act, MCL 125.2088t, the MSF shall create and operate the Michigan strategic site readiness program to provide grants, loans, and other economic assistance for eligible applicants to conduct eligible activities for the purpose of creating investment-ready sites to attract and promote investment in this state for eligible activities on, or related to, strategic sites and mega-strategic sites (the “SSRP”);

WHEREAS, on January 11, 2022, the MSF Board created the SSRP and approved the SSRP guidelines, which have been amended from time to time, for the implementation and operation of the SSRP (the “SSRP Guidelines”);

WHEREAS, pursuant to Public Act 194 of 2022 (“2023 Supplemental”), among other things, funds were appropriated to Strategic Outreach and Attraction Reserve (“SOAR”) Fund created by Public Act 137 of 2021;

WHEREAS, under Section 408 of the 2023 Supplemental, an aggregate of \$350 million is to be used for the Strategic Site Readiness Program (the “2023 SSRP Supplemental”), subject to the transfer of SOAR funds by the legislature;

WHEREAS, on June 28, 2023, the legislature approved the transfer of \$250 million of the 2023 SSRP Supplemental to the MSF for the Strategic Site Readiness Program, \$25 million of which is to be used for SSRP activities under Section 88t(11) of the MSF Act and distributed by prosperity region using a population-based formula (the “2023 SSRP Program”);

WHEREAS, on September 26, 2023, by Resolution No. 2023-150, the MSF Board approved a \$9,723,650 SSRP award under the 2023 SSRP Program to Detroit Regional Partnership (“DRP”) for the purpose of providing financial support to create a regional inventory of development ready sites (the “Project”);

WHEREAS, on February 1, 2024, the MSF and DRP executed an SSRP grant agreement memorializing the \$9,723,650 SSRP award (the “DRP Agreement”), which agreement expires May 30, 2026;

WHEREAS, due to unexpected capacity constraints across critical site readiness assessment partners, DRP, in a letter to the MSF dated January 20, 2026, has requested that certain dates in the DRP Agreement be extended so as to allow for the completion of the Project, and that the Project spending plan be modified to reflect the extended term of the DRP Agreement; and

WHEREAS, as a result, the MEDC recommends the MSF Board approve the following amendments to the DRP Agreement (collectively, the “Amendment Recommendations”):

1. Extension of the DRP Agreement expiration date to September 1, 2027;
2. Extension of the Final Report due date to June 1, 2027; and
3. Modification of the Project spending plan to (i) rebalance the spending plan from the original 24-month period to the requested term extension of September 1, 2027, and (ii) update the VIP cost model and corresponding spending plan.

NOW THEREFORE, BE IT RESOLVED, the MSF Board approves the Amendment Recommendations, and

BE IT FURTHER RESOLVED, the MSF Fund Manager is authorized to negotiate final terms and conditions, and execute all final documents necessary to effectuate the Amendment Recommendations.

Ayes: Dr. Britany Affolter-Caine, Christin Armstrong (on behalf of Chairman Messer; designation attached), Susan Corbin, Wesley Eklund, Rachael Eubanks, Dimitrius Hutcherson, Michael B. Kapp (on behalf of Director Wieferich, designation attached), Susan Tellier, Randy Thelen

Nays: None

Recused: None

Lansing, Michigan
January 27, 2026



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

Bradley C. Wieferich, P.E.
Acting Director

cc: M. Kapp
Executive File



MICHIGAN ECONOMIC
DEVELOPMENT CORPORATION

February 3, 2025

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

RE: Designation of Christin Armstrong

To Whom It May Concern:

I hereby confirm my designation of Christin Armstrong as the person authorized and empowered to act in my stead as a member of the Michigan Strategic Fund Board for scheduled meetings I am unable to attend.

Sincerely,



Quentin L. Messer, Jr.
Chief Executive Officer, Michigan Economic Development Corporation

**MICHIGAN STRATEGIC FUND
RESOLUTION**

2026-001

**APPROVAL OF THE JANUARY 27, 2026, CONSENT
AGENDA FOR THE MICHIGAN STRATEGIC FUND
BOARD**

WHEREAS, on November 20, 2013, Michigan Strategic Fund (“MSF”) approved use of consent agendas at MSF Board meetings, pursuant to defined consent agenda guidelines (the “Consent Agenda”);

WHEREAS, on February 25, 2014, the MSF Board approved Guidelines for Preparation and Approval of Consent Agendas for the MSF, which were subsequently amended and restated by the MSF Board on October 24, 2023,

WHEREAS, the Michigan Economic Development Corporation (the “MEDC”) provides administrative services to the MSF and

WHEREAS, pursuant to the recommendation of the MEDC, the MSF Board wishes to approve the Consent Agenda items listed below.

NOW, THEREFORE, BE IT RESOLVED, the MSF approves the Consent Agenda items listed below and identified in the final Consent Agenda for this MSF Board meeting:

Consent Agenda Items:

- a. Approval of December 22, 2025, Special Meeting Minutes
- b. Request for Proposals: Michigan.org Website Development
- c. Brand USA International Travel Marketing Letter of Agreement
- d. CDBG Disaster Recovery Action Plan for the State of Michigan 2020 & 2021 Disaster Events: Substantial Amendment #3
- e. Michigan eLab Capital Partners, LP Limited Partnership Agreement: Amendment #2
- f. State Essential Service Assessment (SESA) and Alternative SESA Exemption Program Guideline Amendments
- g. Match on Main Program: Programmatic Guideline and Delegation of Authority Amendments
- h. Strategic Site Readiness Program (SSRP) Amendment Request to Detroit Regional Partnership

Ayes: Dr. Britany Affolter-Caine, Christin Armstrong (on behalf of Chairman Messer; designation attached), Susan Corbin, Wesley Eklund, Rachael Eubanks, Dimitrius Hutcherson, Michael B. Kapp (on behalf of Director Wieferich, designation attached), Susan Tellier, Randy Thelen

Nays: None

Recused: None

Lansing, Michigan
January 27, 2026



MICHIGAN ECONOMIC
DEVELOPMENT CORPORATION

February 3, 2025

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

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Quentin L. Messer, Jr.
Chief Executive Officer, Michigan Economic Development Corporation

PURE  MICHIGAN®



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GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF TRANSPORTATION
LANSING

BRADLEY C. WIEFERICH, P.E.
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January 3, 2023

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Bradley C. Wieferich, P.E.
Acting Director

cc: M. Kapp
Executive File



MEMORANDUM

Date: January 27, 2026
To: Michigan Strategic Fund (“MSF”) Board Members
From: Vlatko Tomic-Bobas, Investment Director
Brittney Mizer, Senior Business Development Project Manager
Subject: Grant Request
Michigan Business Development Program (“MBDP”)
Volkswagen Group of America, Inc. (“Company” or “Applicant”)

Request Summary

- This is a request from the Applicant for a \$4,090,500 MBDP Grant, as outlined in the attached Term Sheet (“MBDP Request”).
- This project involves the retention of 909 Qualified Jobs and an expected capital investment of no less than \$13,000,000 in the City of Auburn Hills and the City of Rochester Hills, Oakland, County.

Applicant History

Volkswagen US-Holding, Inc. is the sole owner of the Company, Electrify America, LLC, and Audi of America, LLC. The Company is also a subsidiary of Volkswagen AG, one of the world’s leading automobile manufacturers and the largest carmaker in Europe. The Company is headquartered in Reston, Virginia and houses the United States operations of a worldwide family of distinguished and exciting brands including Audi, Bentley, Lamborghini, and Volkswagen and is the sole importer and distributor of Bugatti and Rimac vehicles in the United States. The Company also operates a state-of-the-art assembly facility in Chattanooga, Tennessee which produces Volkswagen brand vehicles including the Atlas, Atlas Cross Sport, and the ID.4. Electrify America, another wholly owned subsidiary, is building a publicly accessible, nationwide electric vehicle charging network. The Company and its affiliates/subsidiaries have approximately 10,000 employees in the United States, with 909 to be retained in Michigan, and sell vehicles through a network of approximately 1,000 independent dealers.

The background review process was completed in accordance with the MSF Background Review Policy on January 7, 2026, and the project may proceed for MSF consideration.

Project Description

The Company’s current Auburn Hills location is outdated, with high rent and running costs. The building is underutilized, and a significant investment would be required to keep it running in the right condition. The Company has been asked by Volkswagen AG to evaluate the possibility of closing down the facility in Michigan and moving to Chattanooga and Reston. The aim of this project is to maintain the footprint in Auburn Hills for both administrative tasks but also technical activities, whilst optimizing the space and running costs. The aim is to move the office and administrative jobs to a smaller location on Opdyke Road, just a couple of miles from the current facility. This facility is only 99,000 square feet compared to the Company’s current site which is 360,000 square feet. Additionally, the Company would consolidate all technical activities including quality, engineering, warranty parts return center, technical service center, in the same location as the current Audi Training Center in Rochester Hills, to become one technical campus that is shared across functions and brands. The current lease expires at the end of December 2026.

The Company is considering City of Auburn Hills and the City of Rochester Hills for the project and anticipates the project will result in capital investment of no less than \$13,000,000. The project will also result in the retention of at 909 jobs with all base wages being above \$33 per hour, which is above the Regional Median Wage of \$24.69 per hour.

Demonstrated Need

The Company is considering other states to determine where most efficiently aligns to relocate the functions currently in Michigan. Remaining in Michigan would require shifting to a more efficient primary location and expanding the Company's technical facility. Current cities under consideration are Reston, Virginia and Chattanooga, Tennessee, both locations have existing facilities that would create further efficiencies.

The Company would like to remain located in Michigan, due to access to the 3rd party suppliers that currently serve the Auburn Hills facility, in addition to the workforce and technical expertise that would be lost or moved outside the State.

In addition to MSF support, Oakland County, where both project sites are located, and Detroit Regional Partnership (DRP) have both provided letters in support of the project. Oakland County will provide talent services to assist the Company in connecting with and retaining top talent, and DRP has offered in-kind services from its Marketing Team and its Talent Solutions Team to support the Company.

Request

In order to secure the project, the Applicant is requesting a \$4,090,500 MBDP performance-based grant. The MBDP request will help the local management team's business case to the parent company that Michigan is the best option for these facilities, compared to the competing sites outside of Michigan where the Company has additional locations.

This project aligns with the MEDC's strategic focus area of supporting a business in the target industry of professional and corporate services. The proposed project will also impact the local region by retaining 909 jobs that, without State support, would be relocated out of state. Additionally, the Company is expected to invest at least \$13,000,000 in capital investment in the City of Auburn Hills and the City of Rochester Hills, Oakland, County. The retention of these 909 jobs will have a substantial impact on the local and state economies as highlighted below:

1. Jobs Impact:
 - a. An annual average of 2,656 jobs is protected in Michigan over 9 years (2026-2034); for every job retained by the project, an additional 1.69 jobs are protected in the state's economy.
2. Fiscal Impact:
 - a. An estimated total of \$2.8 billion in personal income is protected over 9 years.
 - b. An estimated total of \$159 million in state tax revenue is protected over 9 years.
3. ROI:
 - a. For every dollar invested, a net return of \$28.62 would be retained.

Recommendation

MEDC Staff recommends approval of the MBDP Request, as outlined in the attached resolution.

MICHIGAN STRATEGIC FUND

RESOLUTION 2026-010

APPROVAL OF A MICHIGAN BUSINESS DEVELOPMENT PROGRAM GRANT TO VOLKSWAGEN GROUP OF AMERICA, INC.

WHEREAS, the Michigan legislature passed legislation establishing the 21st Century Jobs Trust Fund initiative that was signed into law;

WHEREAS, the Michigan Economic Development Corporation (the “MEDC”) provides administrative services to the Michigan Strategic Fund (the “MSF”) for 21st Century Jobs Trust Fund programs;

WHEREAS, pursuant to MCL 125.2088r, the MSF shall create and operate the Michigan Business Development Program (the “MBDP”) to provide grants, loans and other economic assistance to qualified businesses that make qualified investments or provide qualified new jobs in Michigan;

WHEREAS, on December 21, 2011, by Resolution 2011-184, the MSF Board (i) created the MBDP, and (ii) adopted the guidelines for the MBDP, as later amended on December 8, 2020 by Resolution 2020-146 (the “Guidelines”);

WHEREAS, pursuant to SFCR 125.2088r-1 (the “Delegation”), the MSF Board approved the MSF Fund Manager or the MSF President to negotiate the terms and conditions and execute all final documents necessary to effectuate awards and decisions approved under the MBDP in accordance with the Guidelines (the “Transaction Documents”);

WHEREAS, the MSF Act, MCL 125.2001 et seq. and the Delegation require that MBDP awards over \$1 million must be approved by the MSF Board;

WHEREAS, Volkswagen Group of America, Inc. (the “Company”) has requested a performance based MBDP grant of up to \$4,090,500 (the “Request”), along with other general terms and conditions which are outlined in the term sheet attached (the “Term Sheet”) to increase efficiencies, while minimizing the disruption to current operations in Oakland County by relocating its office space and establishing a Technical Campus in the City of Auburn Hills and the City of Rochester Hills (the “Project”);

WHEREAS, pursuant to the Guidelines, the Company is a Qualified Business, and the Project will result in a Qualified Investment in the amount of \$13,000,000 in Michigan;

WHEREAS, pursuant to MCL 125.2088r(3)(a) and the Guidelines, the MSF will not enter into an agreement with Volkswagen Group of America, Inc. unless the municipality at the Project Site, as defined in the Term Sheet, makes a staff, financial, or economic commitment to the project;

WHEREAS, the MEDC has completed the background check in accordance with the MSF policy, and the Project may proceed for MSF consideration; and

WHEREAS, the MEDC recommends that the MSF Board approve the Request in accordance with the Term Sheet, subject to: (i) available funding; (ii) final due diligence performed to the satisfaction of the MEDC; and (iii) execution of the Transaction Documents, within 120 days of the date of this Resolution (“Time Period”), or this Resolution shall have no effect; provided however, at the sole discretion of the

MSF Fund Manager, the Time Period may be extended for up to an additional 60 days (collectively, the “MBDP Award Recommendation”).

NOW, THEREFORE, BE IT RESOLVED, the MSF Board approves the MBDP Award Recommendation.

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., Lynda Rossi, Susan Tellier, Randy Thelen

Nays: None

Recused: None

Lansing, Michigan
January 27, 2026

Michigan Business Development Program (“MBDP”) Grant Term Sheet

This term sheet (the “Term Sheet”) sets forth key terms of a potential grant by the Michigan Strategic Fund (the “MSF”) in favor of Volkswagen Group of America, Inc. (the “Company”). The proposed terms and conditions herein will not be construed as binding upon either party until the mutual execution of a written grant agreement, (the “Agreement”). Any obligations that may be deemed to arise under this Term Sheet are contingent on the approval of the MSF Board.

PROJECT SUMMARY

Scope of the Project: The Company intends to increase efficiencies, while minimizing the disruption to current operations in Oakland County by relocating its office space and establishing a Technical Campus in the City of Auburn Hills and the City of Rochester Hills (the “Project Site”). The Company expects to complete the project over the course of the next five (5) years resulting in the retention of 909 Qualified Jobs (as defined below) at the Project Site through the Term of the Agreement and a projected investment of \$13,730,000 by June 30, 2031, at the Project Site (collectively, the “Project”).

Award Amount: A maximum grant of \$4,090,500 (the “Award”), all or a portion of which is also referred to as the “Grant”).

Term of the Agreement: Seven and a half years (7.5) after the Effective Date of the Agreement, (the “Term”).

Overall Investment Commitment: Investment by the Company Group of no less than a total of \$13,000,000, for the Project by June 30, 2031, (the “Investment Performance Deadline”), which the Company Group shall invest at the Project Site (collectively, the “Investment Commitment”).

Base Retention Commitment: Retention of a minimum of 909 Qualified Jobs at the Project Site (the “Overall Jobs Minimum”) by the Company and/or its affiliates or subsidiaries (including Volkswagen US-Holding, Inc., Electrify America, LLC, and Audi of America, LLC, collectively, the “Company Group”), throughout the Term of the Grant based on data submitted by the Company annually to the MEDC reflecting the Company Group’s statewide employment level in Michigan prior to the proposed project (the “Base Retention Commitment”).

- A “Qualified Job” or “QJ” is defined as a job that the Company Group maintains at the Project Site, and is performed by either: (i) a Michigan resident whose state income taxes are withheld by the Company Group, or by an employee leasing company or professional employer organization on behalf of the Company Group; or (ii) a nonresident who is employed by the Company Group in Michigan, as determined and verified by the MSF.

GRANT DISBURSEMENTS

Investment Disbursements – up to \$3,000,000.00

- Up to Three Million and 00/100 Dollars (\$3,000,000.00) of the Award will be disbursed on a reimbursement basis for fifty percent (50%) of the Eligible Expenses (defined below) in accordance with the requirements set forth below and as more particularly set forth in the Agreement. The Company shall submit one or more reimbursement requests, at its discretion,

but no more frequently than quarterly, no later than March 31, 2031, together with a certification of the Company's compliance with the Agreement. Requests for reimbursement will be verified by the Compliance Unit of the Legal and Compliance Division of the MEDC prior to release of any funds. The failure to satisfy the Investment Commitment and/or the Base Retention Commitment may result in the Company's obligation to repay all or a portion of the Investment Disbursement and the Company's forfeiture of all or a portion of the Project Completion Disbursement.

- "Eligible Expenses" means the actual expenditure by the Company Group on or after December 3, 2025 (Date of Offer Letter Acceptance Email), for the Project at the Project Site of Hard Costs for construction for the Project, and infrastructure, machinery, equipment, tooling, computers, furniture, fixtures, lease payments, costs related to talent recruitment and job training including, but not limited to, employee recruitment expenses, development of customized training development plans, and instructor and training material costs. Provided, however, in no event shall any of the Eligible Expenses include: (i) costs, fees, or expenses for salaries, wages, benefits, meals and entertainment expenses, on-the-job training costs, debt payments, or administrative services for any of the Company Group or its employees, board members, officers, directors, or other administrative contractors, or (ii) any other expenses reimbursed or paid for under another grant or other public economic assistance.

Project Completion Disbursement – Due seven (7) years after the Effective Date of the Agreement

- Up to the remaining Award, less all previously disbursed funds, will be disbursed upon achievement of the Investment Commitment and the Base Retention Commitment (the "Project Completion Amount"). In the event that the Investment Commitment and/or the Base Retention Commitment have not been met, the amount of funds to be disbursed upon Project completion will be prorated as set forth below. "Overall Investment Completed" is the total investment in the Project on or after December 3, 2025, (Date of Offer Letter Acceptance Email) through June 30, 2031.

In the event that all Grant funds have been disbursed and the Overall Investment Commitment and Base Retention Commitment have been achieved, the MSF Fund Manager may terminate the Agreement ahead of the Term, but no sooner than seven (7) years after the Effective Date of the Agreement.

CLAWBACK PROVISIONS AND REPAYMENT EVENTS

The Company may be required to repay all or a portion of the Grant disbursements made under the Award upon the occurrence of one or more of the following events (each resulting in a "Repayment Amount"), and repayment is subject to the highest applicable Repayment Amount if one or more of the same circumstances give rise to such events.

- **Failure to Meet Investment Commitment** – The Company's failure to satisfy the Investment Commitment will result in a reduction in the Award. The amount of any such reduction will be calculated as follows:
 - First, the "Investment Performance Percentage" shall be calculated by dividing: (A) the actual amount of demonstrated investment by the Company for the Project by (B) the Investment Commitment.

- Next, the “Adjusted Grant Award” shall be calculated by multiplying the Grant Award by the Investment Performance Percentage. If the Company has satisfied the Base Retention Commitment by the Project Completion Disbursement, then the Adjusted Grant Award will also be the final grant award for purposes of calculating the Repayment Amount.
- **Failure to Meet Base Retention Commitment** – The Company’s failure to satisfy the Base Retention Commitment during the term of the Grant will result in Company’s obligation to repay to the MSF a portion of the Award received by Company (or the remainder of which following any repayment required by the Investment Deadline). The Repayment Amount shall be calculated by the dividing (A) the Peak Overall Jobs Retained by (B) the Overall Jobs Minimum (the “Jobs Performance Percentage”). Company shall repay the difference between (A) the amount of the Award received by the Company and (B) the amount of the Award received by the Company multiplied by the Jobs Performance Percentage (the “Eligible MBDP Award”). “Peak Overall Jobs Retained” is the peak number of Qualified Jobs retained each reporting year prior to the performance requirement deadline.
- **Adjustments to the Project Completion Disbursement** – In the event that the Investment Commitment and/or the Base Retention Commitment have not been met, the Project Completion Amount shall be adjusted as follows:
 - The “Repayment Amount” is the difference between (A) the Award and (B) the final grant award.
 - If the Repayment Amount is less than the Project Completion Amount, then the Company shall be entitled to a final disbursement equal to the difference between (A) the Project Completion Amount and (B) the Repayment Amount.
 - If the Repayment Amount is greater than the Project Completion Amount, then the Company shall (A) forfeit the Project Completion Amount, and (B) repay a portion of the Award actually received, which portion shall be calculated as the difference between (i) the Repayment Amount and (ii) the Project Completion Amount.
- **Default of Project Contracts:** The fully executed written agreement will include repayment and remedy language for events of default in other contracts with the MSF, MEDC, State of Michigan or any department or agency within the State.
- **Failure to Submit Commitment Documentation:** If the Company fails to submit, when due, required documentation described in the Agreement to verify achievement of the Overall Jobs Commitment and the Overall Investment Commitment, it will be required to repay all of the Grant funds received by the Company.
- **Mass Relocation:** If the Company transfers to another State more than 50% of the total number of jobs at the Project on or before the end of the Term, it will be required to repay all or a portion of Grant disbursements made under the Award.
- **Project Abandonment:** If the Company abandons Eligible Expense activities or production at the Project at one or more of the Project Sites for a period of one hundred twenty (120) consecutive days after the Award is disbursed and on or before the end of the Term it will be required to repay the amount of Grant disbursements made under the Award.
- **Company Bankruptcy or Insolvency:** If the Company files for bankruptcy or otherwise becomes insolvent on or before the end of the Term, with any such proceedings against the Company not being set aside within sixty (60) calendar days from the date of institution thereof and results in the material reduction to the Company’s operations at the Project, it will be required to repay 100% of Grant disbursements made under the Award. The MSF would be entitled to foreclose on

any security interest and, in the case of bankruptcy, submit a proof of claim in any such bankruptcy proceedings and seek recovery of the Award.

- **Material Misrepresentation:** If the Company makes any material misrepresentation under the grant agreement, any required submissions thereunder, or any reimbursement request to the MSF on or before the end of the Term, it will be required to repay 100% of grant disbursements made under the Award.
- **Misuse of Funds:** If the Company uses the Award for a prohibited purpose during the Term it will be required to repay 100% of grant disbursements made under the Award.

ADDITIONAL STATE REQUIRED TERMS

- **Annual Progress Report:** During the Term, the Company will be required to submit annual progress reports, which shall include the total number of Qualified Jobs retained at the Project, the average annual salary of both the Base Jobs and the Qualified Jobs, and the total investment into the Project. This information will be transmitted to the Legislature as required under Section 9 of the MSF Act, MCL 125.2009.
- **Access to Records & Audit Rights:** During the Term and for a period of three years after the Term, and upon reasonable advance notice, the Company is required to permit the MSF, MEDC, the Office of the Auditor General, the Department of Technology, Management and Budget, and the MSF Chief Compliance Officer to visit the Company, and any other location where books and records of the Company are normally kept, to inspect the books and records, including financial records and all other information and data relevant to the terms of the grant, all at times and locations mutually agreed upon by the parties.
- **Other Provisions:** The grant agreement will include standard representations, covenants, and other provisions required by the MSF, including without limitation, indemnification, non-discrimination and unfair labor practices, termination of funding, any other requirements of the Business Development Program Guidelines, as approved by the MSF, and any requirements of the Michigan Strategic Fund Act.



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF TRANSPORTATION
LANSING

BRADLEY C. WIEFERICH, P.E.
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Bradley C. Wieferich, P.E.
Acting Director

cc: M. Kapp
Executive File



MEMORANDUM

Date: January 27, 2026

To: Michigan Strategic Fund (“MSF”) Board Members

From: Amy Rencher, Senior Vice President, Small Business & Talent

Subject: Small Business Support Infrastructure Investment, Michigan Central Public-Private Partnership

Request

The Michigan Economic Development Corporation (“MEDC”) requests that the Michigan Strategic Fund (“MSF”) allocate \$2,700,000 to fund the continuity of the Michigan Central Innovation District (“P3”) and its enhancement by integrating TechTown Detroit as the small business support partner. This is a programmatic and operational funding request to sustain and amplify the P3’s impact on commercialization and entrepreneurship over an 18-month period, with funding directed to Michigan Central Innovation District, LLC (\$2,125,000) and to Wayne State University Research and Technology Park in the City of Detroit (d/b/a TechTown Detroit) (“TechTown Detroit”) (\$575,000). This investment will generate high-quality jobs and catalyze a unique neighborhood-to-regional innovation pipeline to ensure that small-medium businesses receive expert technical assistance, including manufacturing and automation support services, to create lasting economic value for the region.

Background

On February 22, 2022, the MSF Board approved a \$7.5 million grant to Michigan Central Innovation District LLC to launch programmatic support to the Michigan Central Innovation District in the City of Detroit for the public-private partnership among Michigan Central Innovation District LLC, the City of Detroit, and the State of Michigan (“P3”). That initial investment catalyzed the P3’s activation and laid the foundation for a durable innovation platform focused on mobility, sustainability, entrepreneurship, workforce, and community engagement. Since its inception, Ford has invested approximately \$950 million in the Michigan Central district, while Newlab has recruited a national portfolio of more than 180 member companies. Of the prior MSF allocation, more than half of the \$7.5 million investment flowed directly to startups. At the end of 2024, these combined programs supported \$650 million in economic output. In 2025 alone, Michigan Central:

- supported 2,000+ entrepreneurs with public-private network resources
- provided technical assistance and incubation services to 240 companies, including:
 - 20 manufacturing-focused companies that are developing AI-powered quality control systems, collaborative robotics, manufacturing platforms, and autonomous mobility solutions

- 25 clean tech-focused companies that are developing home electrification, energy systems, urban EV charging, and battery safety technologies
- 15 aerial mobility companies that are developing testing infrastructure, regulatory partnerships and supporting workforce development
- Provided \$1 Billion in access to funding across 30+ venture capital firms

Despite this progress, gaps remain that limit the pace of commercialization and scale in the areas of early capital access, first-customer procurement pathways, structured commercialization support, and startup back-office services (such as legal, accounting, and HR services). To directly address these gaps and strengthen the foundation for a unique local neighborhood-to-regional innovation pipeline, Michigan Central, Wayne State University, and TechTown Detroit formalized a strategic partnership in October 2024.

The technologies being developed across Michigan Central need skilled workers to drive advanced innovation, business management, and ongoing operations. Michigan Central’s strategic partnership with Wayne State University and TechTown Detroit has catalyzed workforce development programs to ensure local access and to power the future of these emerging industries. In 2025, 31 Wayne State students were matched with 20 Michigan Central employer partners, contributing over 3,000 combined hours of real-world experience at zero cost. The pilot’s success led to “Warrior Impact” becoming an official Division of Entrepreneurship and Economic Development program launching in Winter 2026 at Wayne State University to continue connecting students to startup pathways.

Program Scope

This funding request seeks to formally integrate TechTown Detroit into the P3 to strengthen its impact and deliver outcomes that Michigan Central cannot achieve on its own. Michigan Central brings global visibility, industry reach, and world-class infrastructure in mobility, defense, and climate innovation. TechTown Detroit brings two decades of experience supporting Detroit entrepreneurs, a deep network of investors and service providers, and trusted community connections. Together, they form the bridge between global innovation and local impact, attracting world-class startups and ensuring Detroit residents and businesses directly benefit from new economic opportunities.

TechTown Detroit serves as an exceptionally strong institutional anchor in small business support for the P3. TechTown Detroit is Detroit’s entrepreneurship engine and neighborhood connector, recruiting and scaling startups, preparing founders for venture capital, and translating university research into commercial ventures through its deep relationship with Wayne State University. It delivers trusted community entrepreneurship services and leads federal grant development, including nationally recognized programs such as Retail Boot Camp and the Mobility Accelerator Innovation Network (MAIN), a key initiative of the Global Epicenter of Mobility (GEM). Retail Boot Camp drives both startup and economic development outcomes as a commercial corridor activation strategy that accelerates storefront openings, stabilizes existing brick-and-mortars, and catalyzes new investment into under-invested neighborhoods. MAIN is a structured, mission-driven mobility accelerator; by integrating MAIN into the P3, TechTown Detroit adds value by extending access to venture capital, prototyping, and commercialization for mobility companies

that might otherwise struggle to bridge early-stage gaps, and by leveraging MAIN’s partnership network (e.g. universities, innovation partners, regional bodies) to amplify P3 reach and ensure that mobility innovation in Detroit is not siloed but tied into region-wide capacity and aligned with state strategy.

Over the next eighteen months, the new partnership will concentrate on three integrated workstreams.

Commercialization and Industry Contracting. The partners will convene recurrent Industry Days and operate an Industry Challenge Series engaging at least three anchor partners per year, each oriented toward defined technical and operational problems with procurement-ready pathways. Two demo days will focus on challenge outcomes and pilot transitions. The team will publish a contracting and procurement fast-track playbook to reduce friction for startup-to-enterprise and startup-to-public sector deals. Quarterly convenings will align industry with academic research strengths, and—in coordination with the Detroit Economic Growth Corporation—partners will advance a Detroit national security innovation strategy to increase federal contracting and dual-use opportunities.

Innovation Infrastructure and Precision Company Attraction. The initiative will expand access to the Advanced Aerial Innovation Region (AAIR) and other specialized infrastructure, add targeted infrastructure partnerships, and provide managed access to Newlab shops. Precision attraction will target companies whose needs align with Detroit’s infrastructure, supply chain, and talent assets, converting visits and pilots into permanent presence.

Neighborhood Entrepreneurship and Inclusive Growth. TechTown Detroit will expand Retail Boot Camp and deliver structured pathways that connect community founders to P3 challenges, pilots, and procurement opportunities. Regular community convenings and corridor activations will ensure residents and small businesses can access technical assistance, mentorship, and contract opportunities generated through the P3.

Budget Summary (18 months)

Partner	Activity	Cost
Michigan Central	Commercialization Engine	
	Industry Days Programming	\$625,000
	Industry Challenge Series	\$650,000
	Contracting & Procurement White Paper	\$25,000
	Industry–Academic Programming	\$106,250
	Innovation Infrastructure	
	Infrastructure Investments	\$200,000
	Precision Attraction	\$200,000
	Administration	
	Grant Administration (Staff Time)	\$318,750
Subtotal		\$2,125,000

TechTown Detroit	Commercialization Engine	
	Programming & Demo Days	\$250,000
	Neighborhood Entrepreneurship	
	Retail Boot Camp & Community Convenings	\$245,000
	Administration	
	Staff Time & Administrative Costs	\$80,000
Subtotal		\$575,000
Total Project Budget		\$2,700,000

Outcomes and Performance

The partnership will prioritize measurable results tied to commercialization, company growth, and inclusive participation.

Commercialization and Industry Contracting

- 25 new industry partners engaged through forums, challenges, and convenings
- 20 pilots initiated through industry challenge and direct matchmaking
- \$3M in aggregate contract value annually between startups and industry that participate in the program
- \$10M in new venture or strategic investments into startups that participate in the program
- 4 industry/academic convenings hosted at Michigan Central
- 3 problem lab sessions per year engaging corporates and universities
- 50 students placed in internships, projects, or research collaborations
- 3 research projects spun out or translated into startups

Innovation Infrastructure and Precision Company Attraction

- 25 startups/companies annually accessing Newlab Shops or AAIR
- 1 new infrastructure partnership per year advancing Michigan's unique competitive assets
- 5 external startups per year attracted to Detroit via innovation infrastructure

Neighborhood Entrepreneurship and Inclusive Growth

- 12 P3-specific retail boot camp graduates, with 70%+ securing/retaining storefronts within one year
- Through Hatch Detroit, TechTown Detroit will foster neighborhood retail growth, helping entrepreneurs launch storefronts that activate commercial corridors and serve as visible symbols of community revitalization
- 100 new jobs created through TechTown Detroit's Small Business Services programming
- 100 unique community entrepreneurs annually connected to Michigan Central opportunities through TechTown Detroit referrals
- 2 P3-specific neighborhood activation projects annually on commercial corridors

- 2 P3-specific community convenings hosted at TechTown Detroit and Michigan Central, with 500 participants total
- 150+ Detroiters engaged annually through community workshops, pitch competitions, and open

Recommendation

MEDC staff recommends that the MSF Board allocate \$2,700,000 to fund the continuity of the Michigan Central Innovation District (“P3”) and its enhancement by integrating TechTown Detroit as the small business support partner.

**MICHIGAN STRATEGIC FUND
RESOLUTION**

2026-011

**FY26 FUNDING ALLOCATION
MICHIGAN CENTRAL INNOVATION DISTRICT**

WHEREAS, the Michigan Legislature enacted the Michigan Strategic Fund Act, MCL 125.2001 et. seq., (the “MSF Act”) to authorize the Michigan Strategic Fund (“MSF”) to provide incentives in the form of grants, loans, and other economic assistance for the development and improvement of Michigan’s economy;

WHEREAS, the Michigan Economic Development Corporation (“MEDC”) provides administrative services to the MSF;

WHEREAS, pursuant to Section 88b(2)(c) of the MSF Act, MCL 125.2088b(2)(c), funds appropriated to the MSF for purposes of carrying out the MSF Act shall be expended or invested for activities authorized under the MSF Act as long as those activities provide for repayment for breach of the written agreement or the failure to meet measurable outcomes;

WHEREAS, the MSF Board approves the measurable outcomes tied to commercialization, company growth, and inclusive participation attached hereto as Exhibit A (“Measurable Outcomes”);

WHEREAS, pursuant to Section 7(c) of the MSF Act, MCL 125.2007(c), the MSF has the power to make grants;

WHEREAS, on February 22, 2022, by Resolution 2022-036, the MSF Board approved a grant to the Michigan Central Innovation District, LLC to support development of the Michigan Central Innovation District in the City of Detroit with an initial term of three years and an initial allocation of \$7,500,000;

WHEREAS, the MEDC recommends that the MSF Board allocate \$2,700,000 to fund the Michigan Central Innovation District for a term of eighteen (18) month period with new grants in the amount of \$2,125,000 to Michigan Central Innovation District, LLC and \$575,000 to Wayne State University and Technology Park in the City of Detroit (d/b/a TechTown Detroit) and approve the Measurable Outcomes (the “Request”).

WHEREAS, the MSF Board wishes to approve the Request.

NOW, THEREFORE, BE IT RESOLVED, that the MSF Board approves the Request;
and

BE IT FURTHER RESOLVED, that the MSF Fund Manager is authorized to negotiate final terms and conditions of the Request and to execute all documents necessary to effectuate the Request.

Ayes: Susan Corbin, Wesley Eklund, Rachael Eubanks, Dimitrius Hutcherson,
Michael B. Kapp (on behalf of Director Wieferich, designation attached),
Quentin L. Messer Jr., Lynda Rossi, Susan Tellier, Randy Thelen

Nays: None

Recused: Dr. Brittany Affolter-Caine

Lansing, Michigan
January 27, 2026

Exhibit A

Measurable Outcomes

Commercialization and Industry Contracting

- 25 new industry partners engaged through forums, challenges, and convenings
- 20 pilots initiated through industry challenge and direct matchmaking
- \$3M in aggregate contract value annually between startups and industry that participate in the program
- \$10M in new venture or strategic investments into startups that participate in the program
- 4 industry/academic convenings hosted at Michigan Central
- 3 problem lab sessions per year engaging corporates and universities
- 50 students placed in internships, projects, or research collaborations
- 3 research projects spun out or translated into startups

Innovation Infrastructure and Precision Company Attraction

- 25 startups/companies annually accessing Newlab Shops or AAIR
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Neighborhood Entrepreneurship and Inclusive Growth

- 12 P3-specific retail boot camp graduates, with 70%+ securing/retaining storefronts within one year
- Through Hatch Detroit, TechTown Detroit will foster neighborhood retail growth, helping entrepreneurs launch storefronts that activate commercial corridors and serve as visible symbols of community revitalization
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- 100 unique community entrepreneurs annually connected to Michigan Central opportunities through TechTown Detroit referrals
- 2 P3-specific neighborhood activation projects annually on commercial corridors
- 2 P3-specific community convenings hosted at TechTown Detroit and Michigan Central, with 500 participants total
- 150+ Detroiters engaged annually through community workshops, pitch competitions, and open



January 13, 2026

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

Dear Fund Manager,

This is to advise that I am recusing myself from voting and excuse myself during all discussion of the request below, including both the January 14 Policy and Planning Subcommittee meeting and the January 27 full board meeting. This presents a potential conflict of interest as TechTown is part of Wayne State University, which is a member of RU4M.

TechTown P3 City of Detroit:

1. The Michigan Economic Development Corporation requests that the Michigan Strategic Fund allocate \$2,700,000 to fund the continuity of the Michigan Central Innovation District and its enhancement by integrating TechTown Detroit as the small business support partner.

Many thanks –

A handwritten signature in black ink that reads "Britany Affolter-Caine".

Britany Affolter-Caine
Executive Director
Research Universities for Michigan (RU4M)



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



MEMORANDUM

Date: January 27, 2026
To: Michigan Strategic Fund Board
From: Paula Holtz, Managing Director, Regional Development
Subject: Public Spaces Community Places (PSCP) Program Creation, Administrator, and Program Guidelines Adoption

REQUEST

The Michigan Economic Development Corporation (the “MEDC”) requests the Michigan Strategic Fund (the “MSF”) Board approve (collectively, the “Requests”):

- 1) Creation of the Public Spaces Community Places Program (the “PSCP Program”);
- 2) Adoption of the PSCP Program Guidelines;
- 3) Allocation of \$1,500,000 from the Small Business Support Services line item approved via Resolution 2025-115;
- 4) PSCP Program Administrative Request for Proposals (“RFP”) Issuance, associated Joint Evaluation Committee (“JEC”), and the RFP Scoring and Evaluation Criteria; and
- 5) Delegation of PSCP Program administration to the MSF Fund Manager.

BACKGROUND

Launched originally in 2014, Public Spaces Community Places (“PSCP”) is a placemaking crowdgranting program created by the MEDC in partnership with the Michigan Municipal League (“MML”). As the first program of its kind in the country, PSCP has been recognized by the International Economic Development Council for excellence in economic development. Since 2014, the MEDC has invested over \$14 million in public space through the PSCP program. This investment has leveraged nearly \$17 million from 77,000 patrons, resulting in 421 new or revitalized public spaces for Michiganders to enjoy.

The PSCP program uses donation-based crowdfunding to generate public support and funding for developing or revitalizing public spaces. Communities, nonprofits, and municipalities are eligible to launch crowdfunding campaigns. The approved vendor will then provide one-on-one coaching throughout the campaign process and assists the MEDC with grant management. MEDC staff is requesting to issue a formal RFP to assist with program administration, including approval of the JEC and RFP scoring and evaluation criteria.

Community-led placemaking projects that successfully reach their crowdfunding campaign goal will receive a matching grant of up to \$50,000, or \$75,000 for universally accessible projects.

Given fiscal year 2026 funding allocations from the State of Michigan, MEDC Staff is requesting to transition this successful program to an MSF approved, and funded, program. MEDC Staff is requesting creation of the PSCP Program and adoption of its associated PSCP Program Guidelines, attached as Exhibit A to the accompanying resolution.

MEDC Staff is also requesting allocating \$1,500,000 of the previously MSF approved \$14,847,500 for Small Business Support Services via Resolution 2025-115 to the PSCP Program. Of this amount, 12.5% of the program budget will go to the RFP selected vendor to administer the PSCP program. The PSCP Program aligns with the statutory requirements for this line item in the State of Michigan budget.

Lastly, MEDC Staff is requesting delegation of PSCP Program administration and selection of the RFP awardee to the MSF Fund Manager in accordance with the attached delegate resolution.

RECOMMENDATION

MEDC Staff recommends the MSF Board approve the Requests.

MICHIGAN STRATEGIC FUND

RESOLUTION 2026-012

APPROVAL OF THE PUBLIC SPACES COMMUNITY PLACES PROGRAM, PROGRAM GUIDELINES, AND FUNDING ALLOCATION

WHEREAS, the Michigan Legislature enacted the Michigan Strategic Fund Act, MCL 125.2001 et. seq., (the “MSF Act”) to authorize the Michigan Strategic Fund (“MSF”) to provide incentives in the form of grants, loans, and other economic assistance for the development and improvement of Michigan’s economy;

WHEREAS, pursuant to Section 88b(2)(c) of the MSF Act, MCL 125.2088b(2)(c), funds appropriated to the MSF for purposes of carrying out the MSF Act shall be expended or invested for activities authorized under the MSF Act as long as those activities provide for repayment for breach of the written agreement or the failure to meet measurable outcomes;

WHEREAS, pursuant to Section 7(c) of the MSF Act, MCL 125.2007(c), the MSF has the power to make grants, loans, and investments;

WHEREAS, the Michigan Economic Development Corporation (“MEDC”) provides administrative services to the MSF;

WHEREAS, on November 13, 2025, via Resolution 2025-115, the MSF Board approved allocating \$14,837,500 of 21st Century Jobs Trust Fund dollars for small business support services in accordance with 2025 PA 22 which included public space community places programming (the “SBS Allocation”);

WHEREAS, the MEDC recommends the MSF Board approve the creation of the Public Spaces Community Places Program to support generating public support and funding for developing or revitalizing public spaces (the “PSCP Program”);

WHEREAS, the MEDC recommends the MSF approve the guidelines for the PSCP Program, a copy of which is attached as Exhibit A to this Resolution (the “PSCP Program Guidelines”);

WHEREAS, the MEDC recommends that MSF allocate \$1,500,000 from the SBS Allocation to the PSCP Program (the “Funding Allocation”); and

WHEREAS, the MSF wishes to create the PSCP Program, approve the PSCP Program Guidelines, and approve the Funding Allocation (collectively, the “PSCP Program Requests”).

NOW THEREFORE, BE IT RESOLVED, the MSF Board approves the PSCP Program Requests.

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., Lynda Rossi, Susan Tellier, Randy Thelen

Nays: None

Recused: None

Lansing, Michigan
January 27, 2026



PUBLIC SPACES
COMMUNITY PLACES
PROGRAM GUIDELINES

PROGRAM DESCRIPTION

The Michigan Strategic Fund (“MSF”), the Michigan Economic Development Corporation (“MEDC”), in partnership with the Michigan Municipal League, has developed Public Spaces Community Places, a creative placemaking and funding program.

Public Spaces Community Places (PSCP) is a grant match program that utilizes donation-based crowdfunding to generate public interest and funding to revitalize or create public spaces. By utilizing web-based donations, projects are accessible to anyone willing to donate in real-time. This model we call crowdgranting engages the public as each person plays a part in achieving place-based improvements and instills community pride as residents become invested in their surroundings.

Placemaking projects are aided by PSCP which assists the fundraising efforts of patrons through a crowdfunding campaign on a crowdfunding platform. This creative funding mechanism mobilizes community members to make individual contributions, with the MSF providing a grant match if the campaign goal is reached. Potential projects must focus on the “activation of public spaces creating community places.” Michigan’s ability to attract and retain young knowledge-based talent is greatly increased by taking advantage of unique placemaking assets in each of our communities, making this funding mechanism even more valuable.

As placemaking projects affect the lives and well-being of entire communities, it is important that they establish public awareness, gain local momentum, and earn the support of their “crowd” to hit their goal and maintain a local landmark.

ELIGIBLE APPLICANTS

Municipalities, L3C’s, and tax-exempt nonprofit entities located in Michigan are eligible to apply. Nonprofit entities must have an up-to-date Charitable Solicitation License or exemption in place before project launch.

ELIGIBLE PROJECTS

Applications may be submitted for projects located in Michigan that activate public placemaking, or places where people gather and spend time. Placemaking means the activation of a new or distressed public space or community place, or projects that increase universal accessibility for existing spaces. Before applying for the PSCP program, applicants are encouraged to have established public awareness and local momentum for their project.

Projects that fit this description include:

- Streetscape Beautification & Walkability
- Public Plaza Development
- Access to Public Amenities (River Walks, Canoe Liveries, Pier Enhancements)
- Farmer’s Markets, Community Kitchens, Pop-Up Retail/Incubator Spaces (community or nonprofit)
- Alley Rehabilitation
- Park Enhancements
- Bike Paths & Non-Motorized Infrastructure
- Bandshells & Amphitheaters
- Community Theater Rehabilitation (community or nonprofit)
- Public Wi-Fi
- Place Branding & Event Implementation

Any event-based activation of public space will be limited to a \$7,500 grant amount. Event-based projects must be taking place over at least 3 months and at least 4 events must occur. Established festivals and entertainment series are not eligible.

For any indoor spaces, regular public programming must be included in the plans and a portion of the total

PSCP funding may be used to provide such programming. PSCP will offer additional matching funds, up to \$25,000 above the typical \$50,000 threshold, for new public space projects that incorporate universal design elements. Universal design is the design of buildings, products, or environments to make them accessible to all people, regardless of age, disability, or other factors. These projects will be required to obtain a letter of support from a regional disability advocacy group in order to qualify for the additional incentive amount. A list of regional disability advocacy centers can be found at <https://dnmichigan.org/>

The PSCP program is also available to existing public spaces that are upgrading with universal design elements – applicants can request up to a \$50k 1:1 match to make these spaces more accessible to all.

GRANT DOLLARS

Eligible projects must have a minimum total development cost of \$10,000 and the recipient is required to crowdfund fifty (50%) percent of the total development cost. As an example, if the total development cost was \$10,000, the recipient would be required to crowdfund \$5,000 in order to receive any of the \$5,000 in PSCP matching funds. No PSCP matching funds will be provided if the fundraising goal is not met. PSCP matching grant funds will be available up to \$50,000 per project, or a total funding goal of \$100,000 needed to complete the space. Exception: projects that incorporate Universal Design elements may be eligible for additional funding up to \$150,000 in total development costs (i.e., \$75,000 crowdfund requirement and PSCP matching funds).

“Prior committed funding” constitutes funds provided by a project stakeholder: the local unit of government, a nonprofit entity, private source, or other state or federal agencies, which are committed to the project scope of work before the time of application. All projects are encouraged to have prior committed funding before participating in the PSCP program, however, this is not a requirement for projects under \$100,000 in total development cost. Projects must be able to complete the development from prior committed funding and crowdfunded dollars along with PSCP match. Projects that cannot be completed due to insufficient funding are subject to repayment of the PSCP matching funds. Projects over \$100,000 in total development costs are required to have prior committed funding sources in place at time of application and must use the PSCP program to fill the remaining gap in development costs needed, up to \$100,000. The funding secured through the PSCP program must be the FINAL portion of funds needed to complete and activate the space. See some funding scenarios below.

Projects may only use the PSCP program once per project and project site. If approved for a PSCP campaign, an applicant has only one opportunity to potentially capture the PSCP grant match for the proposed project. If unsuccessful in reaching its crowdfunding goal, an additional PSCP campaign will not be considered on the same project in the future.

Scenario 1:

Total project development cost: \$120,000

Prior Committed Funding: \$70,000

Financial Gap: \$50,000 • Campaign Goal: \$25,000

- PSCP Match, if Campaign Goal is achieved: \$25,000

Scenario 2:

Total project development cost: \$30,000

- Campaign Goal: \$15,000

- PSCP Match, if Campaign Goal is achieved: \$15,000

ADDITIONAL RESTRICTIONS AND CONDITIONS

- Projects must hit the crowdfunding target within 60 days of the campaign's launch date or else they will not receive the PSCP grant money.
 - Project videos are NOT required. MEDC Videography staff has produced a helpful 'How To' video to assist those making a video for their PSCP campaign. Watch that here: [Making an Effective Video: Tips for Public Spaces Community Places Campaigns](#).
 - The PSCP Contractor selected by the MSF will provide crowdfunding support to those applicants securing an award of PSCP funding with technical and strategic assistance.
 - Any individual donor/entity can donate a maximum of \$10,000 or 35% of the goal to the crowdfund requirement (whichever is lesser). At least 10% of your campaign raise must come in through online donations.
-
- Grants will only be made to an applicant deemed eligible under these guidelines and awards will only be given for complete campaigns up to the total amount allocated to the PSCP Program by the MSF Board and new projects will only be considered if funding is available for the entire requested amount.
-
- Projects must complete project construction within one (1) year of their project start date. Projects that fail to meet this condition are subject to repayment of the PSCP matching funds.

PROJECT AND APPLICATION PROCESS FLOW

STEP 1 - Tell Us About Your Project

Applicants will utilize the [PSCP Contractor's website](#) to build out a basic profile for their project. This profile acts as the initial application. Once a project page is started, the PSCP Contractor will make contact with the applicant. Applicants may be required to acquire a Solicitation License.

STEP 2 - Contractor Review

PSCP Contractor will perform an initial screening of the project and profile. PSCP Contractor's staff may request additional information to determine that the applicant organization is a Michigan based nonprofit, municipality, or L3C; that no fiduciaries or fiscal sponsors exist; and that the project has city/local approvals for the proposed project when/if necessary.

STEP 3 - MEDC/MML Review

If the project passes the initial PSCP Contractor's review, applications will be forwarded to the PSCP review team (made up of the PSCP Program Manager, MEDC Community Development Manager (on behalf of the MSF), and representative from the MML) and screened to verify eligibility with the criteria noted in this document. MSF/MEDC/MML staff may contact the applicant for more information if needed to confirm that the project will create a new public space or activate an underused/vacant public space; ; that funds from a PSCP supported campaign allows for the project to be fully completed and opened for public use; and that funded PSCP projects are able to complete construction within 1 year of receiving the PSCP matching grant funds.

STEP 4 - Project Goes Live!

If a project is eligible under these guidelines, a campaign will prepare a launch date and press release with the PSCP Contractor, the MEDC and MML to go out on the day of the launch. When that is all set, a project is ready to start crowdfunding! The PSCP Contractor will

provide technical assistance as needed throughout the raise period.

STEP 5 - Implementation

If the crowdfunding campaign is successful, the MSF will match the funds raised and implementation can soon follow. If the campaign is not successful within 60 days of launch, the amount of PSCP matching funds reserved for that campaign will lapse to the program fund to support additional campaigns.

All PSCP Program awards shall be memorialized by final written agreement with terms and conditions in accordance with these PSCP Guidelines, MSF approval, and any other applicable laws. These terms and conditions shall include, without limitation, requirements governing disbursements, repayment provisions, and periodic reporting to facilitate the MEDC's report to the Michigan Legislature. Reporting is to be completed monthly and final reporting documents are due once the project is completed. Reports shall include, but are not limited to, a timeline and update of project implementation, a project budget, a line-item expense report, and images of the project site. The PSCP Program agreements shall also include a provision for repayment due to breach of the written agreement.



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

Bradley C. Wieferich, P.E.
Acting Director

cc: M. Kapp
Executive File

**MICHIGAN STRATEGIC FUND
RESOLUTION**

2026-013

**PUBLIC SPACES COMMUNITY PLACES
REQUEST FOR PROPOSALS**

WHEREAS, the Michigan Legislature enacted the Michigan Strategic Fund Act, MCL 125.2001 et. seq., (the “Act”) to authorize the Michigan Strategic Fund (the “MSF”) to provide incentives in the form of grants, loans, and other economic assistance for the development and improvement of Michigan’s economy;

WHEREAS, the Michigan Economic Development Corporation (the “MEDC”) provides administrative services to the MSF;

WHEREAS, under Section 88b(6) of the Act, the MSF may select all vendors for expenditures by issuing request for proposals;

WHEREAS, pursuant to Section 88b(2)(c) of the Act, MCL 125.2088b(2)(c), funds appropriated to the MSF for purposes of carrying out the Act shall be expended or invested for activities authorized under the Act as long as those activities provide for repayment for breach of the written agreement or the failure to meet measurable outcomes;

WHEREAS, the MSF has reviewed a statement of work for awarding a contract to a qualified company to administer a crowdfunding campaign for all applicants to the Public Spaces Community Places Program on behalf of the MSF (the “PSCP RFP”), as set forth in Exhibit A to this Resolution;

WHEREAS, the MEDC recommends and the MSF wishes to issue the PSCP RFP (the “PSCP RFP Issuance”);

WHEREAS, the MEDC recommends and the MSF Board desires to appoint the following individuals to the joint evaluation committee (“JEC”) for the PSCP RFP:

Paula Holtz, Grant Manager, PSCP, MEDC
Damon Jordan, Managing Director, Regional Development, MEDC
Charles Donaldson, Managing Director, Regional Development, MEDC
Melissa Milton-Pung, Michigan Municipal League

WHEREAS, the MEDC recommends and the MSF Board desires to adopt the scoring and evaluation criteria contained in Exhibit B to this Resolution for use by the JEC in its review of proposals received in response to the PSCP RFP (the “PSCP RFP Scoring and Evaluation Criteria”).

NOW, THEREFORE, BE IT RESOLVED, that the MSF Board approves 1) the PSCP RFP ; 2) the JEC as set forth above; 3) the PSCP RFP Scoring and Evaluation Criteria and 4) the PSCP RFP Issuance;

BE IT FURTHER RESOLVED, that the MSF authorizes the MSF Fund Manager to modify the PSCP RFP as may be necessary or appropriate, so long as the modifications are not material or adverse to the interests of the MSF; and

BE IT FURTHER RESOLVED, that the MSF authorizes the MSF Fund Manager to appoint alternate members to the JEC if any of the members identified above are unable to or unwilling to serve.

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., Lynda Rossi, Susan Tellier, Randy Thelen

Nays: None

Recused: None

Lansing, Michigan
January 27, 2026

Appendix A
STATEMENT OF WORK
Public Spaces Community Places (PSCP) Program Administration
Request For Proposals

A) PURPOSE

MSF is seeking contractors to provide administrative services for the Public Spaces Community Places (PSCP) program. PSCP is a grant match program that utilizes donation-based crowdfunding to generate public interest and funding to revitalize or create public spaces. Placemaking projects are aided by PSCP which assists the fundraising efforts of patrons through a crowdfunding campaign on a crowdfunding platform provided by the PSCP Contractor.

Public Spaces Community Places (PSCP) is the first program of its kind in the country where local residents can be part of the development of transformational projects in their communities and be backed by the MSF, through the Michigan Economic Development Corporation (MEDC) dollar for dollar, up to \$50,000. PSCP also offers up to an additional \$25,000 match for new public space projects that are “universally designed” and the program is available to existing public spaces that are upgraded with universal design elements.

Thriving places help define a community’s economic vitality, contributing to a strong quality of life and helping to grow stronger local economies. Michigan’s ability to attract and retain young knowledge-based talent is greatly increased by taking advantage of unique placemaking assets in Michigan communities, making this funding mechanism valuable for the growth of Michigan communities.

B) BACKGROUND

The PSCP program assists Michigan communities in developing or improving their public spaces via the use of donation-based crowdfunding to achieve their placemaking goals.

The PSCP grant program is available to municipalities or non-profits with projects that focus on “activation of public spaces and community places” and that have established public awareness and local momentum. Once a project has been chosen and the funding gap has been identified, the community can apply to MEDC to conduct a crowdfunding campaign generated in part by donations from community residents and stakeholders. Funding generated by the campaign will be matched with a grant by MEDC.

Operating costs, including staff salaries, office space/rent, office equipment, office supplies, postage, banking fees, printing, telephones, local transportation and all other costs unless otherwise noted, will be the sole responsibility of the Contractor and derived from the contract fee.

The term of the contract shall be one year, starting on the date of contract execution, and shall be renewable subject to mutual agreement on an annual basis, up to four additional terms.

PSCP Program Guidelines can be found in Exhibit C.

EXHIBIT B
Proposal Evaluation Form
Public Spaces Community Places (Program) Program RFP

Name of Applicant:

Name of Reviewer:

Criteria	Reviewer Comments	Points
1. Bidder Information: Stated the full name, address, phone number of the organization and, if applicable the branch office or other subordinate element that would perform or assist in performing the work. If a corporation, included the state in which it is incorporated. If appropriate, stated whether the organization is licensed to operate in the State of Michigan. Max Possible: 5 Score:		Max Possible: 5 Score:
2. Understanding RFP: Demonstrated a thorough understanding of the need(s) presented by the RFP in response to selected deliverables.		Max Possible: 10 Score:
3. Statement of Work: Included a narrative summary and timelines of the proposed effort and of the service(s) that will be delivered.		Max Possible: 25 Score:
4. Prior Experience: Described the prior experiences of the organization, which they considered relevant to the successful accomplishment of the project defined in the RFP.		Max Possible: 25 Score:

5. Track Record of Performance: Described track record of performance in proposed services.		Max. Possible: 25 Score:
6. Staffing: Identified a lead Project Manager and staff assigned by name and title. Included relevant experience and any other appropriate information. Listed all subcontractors that will be engaged.		Max Possible: 10 Score:
Total Score:		Max. Possible: 100 Score:



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF TRANSPORTATION
LANSING

BRADLEY C. WIEFERICH, P.E.
ACTING DIRECTOR

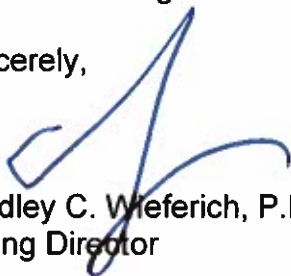
January 3, 2023

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,



Bradley C. Wieferich, P.E.
Acting Director

cc: M. Kapp
Executive File

MICHIGAN STRATEGIC FUND

RESOLUTION 2026-014

STRATEGIC FUND DELEGATION OF AUTHORITY

WHEREAS, the Michigan Strategic Fund (the “MSF” or the “Fund”) is a public body corporate and politic and an autonomous entity within the department of labor and economic opportunity created under the Michigan Strategic Fund Act MCL 125.2001 et seq. (the “Act”) as provided for in MCL 125.2005(1);

WHEREAS, under MCL 125.2005(2) the purposes, powers, and duties of the MSF are vested in and exercised by a board of directors;

WHEREAS, under MCL 125.2005(8), the MSF Board may delegate to its president, vice-president, staff or others those functions and authority the MSF Board deems necessary or appropriate; or others, unless otherwise prohibited by law;

WHEREAS, under Article III, Section 1 of the Amended and Restated Bylaws adopted by the MSF Board on September 26, 2023 (the “Bylaws”), the MSF Board “may delegate by resolution those functions and authority it deems necessary or appropriate to one or more Board Members, one or more MSF employees, one or more MEDC employees, the MEDC, or others, unless otherwise prohibited by law”;

WHEREAS, under Article IV, Section 1 of the Bylaws, the MSF President will provide for compilations of all general delegated authority; standard processes; and standard policies, in force (the “Strategic Fund Compiled Resolutions” or “SFCR”);

WHEREAS, the Michigan Economic Development Corporation (“MEDC”) provides administrative services to the MSF;

WHEREAS, the MEDC recommends that the MSF Board amend the Strategic Fund Compiled Resolutions to delegate authority to the MSF President and the MSF Fund Manager as set forth in Exhibit A attached to this Resolution (the “Revised Delegations”); and

WHEREAS, the MSF Board wishes to amend the Strategic Fund Compiled Resolutions to incorporate the Revised Delegations.

NOW, THEREFORE, BE IT HEREBY RESOLVED, that effective January 27, 2026, the MSF Board hereby adopts the Revised Delegations;

BE IT FURTHER RESOLVED, the MSF President shall compile and publish the amended Strategic Fund Compiled Resolutions to incorporate the Revised Delegations as required under Article IV of the Bylaws.

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., Lynda Rossi, Susan Tellier, Randy Thelen

Nays: None

Recused: None

Lansing, Michigan
January 27, 2026

EXHIBIT A –Revised Delegation

10.8-5 Public Spaces Community Places Program

- (1) The MSF President or the MSF Fund Manager, with only one required to act, may verify program application, eligibility, and award goals, and approve award amounts consistent with the Public Spaces Community Places Program Guidelines.
- (2) The MSF President or the MSF Fund Manager, with only one required to act, may negotiate the final terms and conditions of written certifications in accordance with the Public Spaces Community Places Program Guidelines and execute all final documents necessary to effectuate awards under the Public Spaces Community Places Program.
- (3) The MSF President or the MSF Fund Manager, with only one required to act, may execute all final documents necessary to effectuate awards under the Public Spaces Community Places Program.



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:

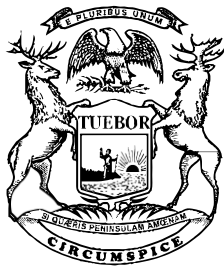
I hereby confirm and ratify my designation of Michael B. Kapp, Administrator, Michigan Department of Transportation, as the person authorized and empowered to act in my stead for Michigan Strategic Fund meetings that I am unable to attend.

Sincerely,

A handwritten signature in blue ink, appearing to be "B. Wieferich", written over the printed name.

Bradley C. Wieferich, P.E.
Acting Director

cc: M. Kapp
Executive File



MICHIGAN STRATEGIC FUND

MEMORANDUM

Date: January 27, 2026
To: Michigan Strategic Fund ("MSF") Board Members
From: Quentin Messer, Jr., Chief Executive Officer
Subject: Monthly MSF Delegated Authority and Activities Report

We are pleased to present our monthly report to the MSF Board, featuring a review of our delegated authority activity. The following pages provide a narrative centered around the types of projects supported through delegated approval from November 1, 2025, to December 31, 2025, as well as information about the impact that those projects have had on communities across the state.

We remain committed to maintaining transparency in our efforts to communicate with you all about our work to create equitable opportunities throughout the state. Over time, we will continue identifying ways to evolve and grow this report based on the feedback and requests we receive from Board members.

As always, we are committed to evaluating the ways in which we can continue to ensure we are transparent and accountable to Board members moving forward. Please let me or Matt Casby know if you have any questions or comments about the content of these reports.

Monthly Impacts



To continue providing transparent, intentional, and impactful reporting to the MSF Board members on delegated project approvals and activities, the following report details delegated approval updates from November 1, 2025, to December 31, 2025.

Throughout the Fiscal Year, MSF delegates – with authority granted by the MSF Board – approve various projects within MSF programs in accordance with each program’s guidelines, as approved by the MSF Board. Under no circumstances will MSF delegates approve of a project that does not meet the Board- approved guidelines for the program. Furthermore, each project approved through delegated authority must undergo the same rigorous vetting and verification process as do projects that come before the MSF Board for approval. By ensuring consistent safeguards are in place for both delegate-approved and Board-approved projects, we are ensuring fairness and uniformity in our process, as we work to enable long-term economic prosperity for the people of our state.

MONTHLY IMPACTS

We are pleased to share the November and December 2025 delegate-approved projects continue to represent our emphasis on supporting underserved populations in geographically disadvantaged areas. Throughout this period, 34% of the projects approved through delegated authority are in geographically disadvantaged areas. Additionally, all November and December approved projects through delegated authority have committed to creating just over 440 jobs and nearly \$88.7 million in private investment.

MSF Report

Delegate Approvals



Under the authority delegated by the MSF Board, the MSF delegates approved the following projects during November and December 2025, which satisfy Board-approved guidelines for each program and have been vetted and approved through the same safeguards as those projects that come before the Board for consideration.

Michigan Business Development Program (MBDP)

The Michigan Business Development Program is available from the MSF, in cooperation with MEDC. The program is designed to provide grants, loans, or other economic assistance to businesses for highly competitive projects in Michigan that create jobs and/or provide investment.

Project Name	Approval Date	Location	Incentive Amount	Project Highlights
Gallagher-Kaiser Corporation dba Kais Air	12/8/2025	Holly	\$950,000	This project represents a substantial capital investment to expand the Company's manufacturing operations and accelerate its growth in the data center industry. The project includes a 60,000-square-foot expansion at its existing facility, increasing the total production area to 225,000 square feet. In order to secure the project, a \$950,000 MBDP performance-based grant will support the creation of at least 100 Qualified New Jobs and a capital investment of at least \$23,300,000 in the Grand Blanc Township, Genesee County.
DDP Specialty Electronic Materials US, LLC	12/9/2025	Midland	\$200,000	The Company is looking to add an additional 6,000 square feet to a new production process that will provide materials used in the global industry for electric vehicles (EV). The expansion will remain at their existing facility and will add additional truck docks, warehouse space and a 5-story addition. In support of the project, the Company received a \$200,000 MBDP performance-based grant for the creation of at least 22 Qualified New Jobs and a capital investment of at least \$20,000,000 in the City of Midland, Midland County.
Legacy Port Huron Paper Company, LLC	12/17/2025	Port Huron	\$1,000,000	The Company is looking to repurpose approximately 399,000 square feet of manufacturing space spanning across nine buildings that have been vacant since 2020 when the former papermill permanently closed operations. The Company is considering this project to meet the rising market demand for sustainable specialty and food grade packaging largely due to the increased packaged food consumption, and rapid growth in food delivery services. A \$1,000,000 MBDP performance-based grant was provided in support of the project expected to result in the creation of at least 82 Qualified New Jobs and a capital investment of up to \$24,500,000 in the City of Port Huron, St. Clair County.

Capital Access

The Capital Access team partners with lenders to assist in helping small businesses obtain financing that would otherwise not be available.

State Small Business Credit Initiative (SSBCI) 2.0 – Collateral Support Program (CSP)

Project Name	Approval Date	Location	Incentive Amount	Project Highlights
Z&L Lapeer Holdings LLC	11/4/2025	Detroit	\$49,900	Capitol National Bank is working with the company to provide a working capital line of credit to assist with growth. Due to a collateral shortfall on the LOC, the bank is asking for assistance from the SSBCI 2.0 CSP.
Green Shield Home, LLC	11/21/2025	Kentwood	\$448,800	First Merchants Bank is working with the company to provide an increase to their current LOC. Due to a collateral shortfall on this increase, the bank is requesting additional support from the SSBCI 2.0 CSP.
Uproot Market & Eatery Cooperative	12/3/2025	Battle Creek	\$154,690	Northern Initiatives is working with the cooperative to provide them with a working capital line of credit. Due to a collateral shortfall on the loan, the CDFI is requesting support from the SSBCI 2.0 CSP.
MoonBear Properties, LLC	12/12/2025	Wetmore	\$108,000	Range Bank is working with the business to purchase the real estate known as the Hiawatha vacation Cabins. Due to a collateral shortfall, the Bank is requesting support from the SSBCI 2.0 CSP.
Creative Composites, Inc.	12/18/2025	Rapid River	\$1,402,190	Upper Peninsula State Bank is working with the company to refinance outstanding debt from another lender due to the business outgrowing their current bank. Upper Peninsula State Bank will provide a refinance of current debt and new building improvements, along with a line of credit. Due to a collateral shortfall on both loans, the Bank is requesting support from the SSBCI 2.0 CSP.
Motor City Ice Company, LLC	12/19/2025	Oak Park	\$2,921,064	Horizon Bank is working with Motor City Ice Company, LLC (a newly formed entity) to provide financing for a buildout of their space and ice making equipment. Due to a low loan to value, the Bank is requesting SSBCI 2.0 - Collateral Support. Without the support of the SSBCI 2.0 program the Bank would not be able to provide Motor City Ice Company with the loan necessary to purchase their equipment and build out their leased space.
International Wheel & Tire	12/22/2025	Farmington Hills	\$245,000	Citizens Bank is working with International Wheel & Tire on an increase to their existing line of credit. The bank is requesting an increase in the existing collateral support.
JLAS Industries, LLC dba PerCor Manufacturing	12/22/2025	Rockford	\$900,000	Horizon Bank is working with Jacob Johnson on the purchase of an existing manufacturing company. The Bank is financing the purchase of the business assets. Due to a low loan to value, the Bank is requesting SSBCI 2.0 - Collateral Support. Without the support of the SSBCI 2.0 program the Bank would not be able to provide Mr. Johnson with the loan necessary to purchase the equipment.

Capital Access Cont.

State Small Business Credit Initiative (SSBCI) 2.0 – Loan Guarantee

Project Name	Approval Date	Location	Incentive Amount	Project Highlights
Northern Initiatives	12/30/2025	Marquette	\$5,000,000	Northern Initiatives is requesting a loan guarantee using SSBCI 2.0 funds. Northern Initiatives plans to lend \$20 million over the next three years to businesses within their 77-county service area; businesses with one or more employees and with annual revenue of \$500,000 or less and the loans will range from \$1,000 to \$1,000,000. The MSF will guarantee up to 80% of each enrolled loan. MSF exposure will be capped at 25% of total enrolled loans.

Brownfield Tax Increment Financing (TIF)

Through the Brownfield Redevelopment Financing Act, Brownfield TIF allows applicable taxing jurisdictions to receive property taxes on the property at the current level and capture the incremental increase in tax revenue resulting from a redevelopment project.

Project Name	Approval Date	Location	Incentive Amount	Project Highlights
Dionysus 2020, LLC	12/5/2025	Cheboygan	\$30,103	Project will revitalize a 3,160 square foot two-story building in Downtown Cheboygan. The renovation will transform the functionally obsolete building into a mixed-use development creating 1,589 square feet of commercial spaces and two residential units, with a total capital investment of \$863,383. The project was supported with a \$335,000 RAP grant and \$30,103 of TIF support.

Michigan State Trade Expansion Program (MI-STEP)

The MI-STEP program is designed to spur job creation by empowering Michigan small businesses that meet U.S. Small Business Administration guidelines and size standards to export their products.

Project Name	Approval Date	Location	Incentive Amount
APEC USA - FI Paris 2025	11/4/2025	Lake Odessa	\$3,341
Ausco Products, Inc. - South Africa Sales Trip	11/4/2025	Benton Harbor	\$4,245
Industrial Metal Products Corp dba IMPCO Microfinishing - Sales Trip Mexico	11/4/2025	Lansing	\$3,394
IQ Designs, Inc. - MEDICA	11/4/2025	Manistique	\$15,000
RoboBuoy, Inc. dba MarkSetBot - METS Amsterdam & YRF	11/4/2025	Detroit	\$2,504
Ross Operating Valve Company dba Ross Controls - MEDICA	11/12/2025	Ferndale	\$5,604
Zero Gravity Filters - Sales Trip Italy	11/13/2025	Brighton	\$4,113
G3 Acoustics LLC - Sales Trip Poland (November)	11/17/2025	Zeeland	\$4,139
RoboBuoy, Inc. dba MarkSetBot - Abu Dhabi Int'l Boat Show/SailGP & Saudi Arabia Sales Trip	11/17/2025	Detroit	\$6,156
Enstrom Helicopter Corporation - European Rotors	11/20/2025	Menominee	\$15,000
Michigan Acquisition, LLC dba Michigan Instruments - CE Certification & Compliance Testing	11/20/2025	Kentwood	\$11,250
VS Aviation LLC GSGP KSA & UAE Trade Mission	11/21/2025	Grand Rapids	\$8,870
Akervall Technologies Inc. - UK/EU Sales Trip	12/1/2025	Saline	\$5,889
Chrysan Industries, Inc. GSGP KSA & UAE Trade Mission	12/1/2025	Plymouth	\$8,249
OG Technologies - ISO Certification	12/1/2025	Ann Arbor	\$9,750
Resolute ISR - GSGP KSA & UAE Trade Mission	12/2/2025	Howell	\$15,000
Aerostar Manufacturing - GSGP KSA & UAE Trade Mission	12/5/2025	Romulus	\$15,000
Hanson International (formerly Hanson Mold) - EuroGuss Germany	12/5/2025	St. Joseph	\$4,014
Ryan's Equipment, Inc. - GSGP Australia & New Zealand Trade Mission	12/5/2025	Edmore	\$9,102
Symbiote - MEDICA	12/5/2025	Zeeland	\$3,818
Ambe Engineering, LLC - Sales Trip India	12/16/2025	Farmington Hills	\$4,401
Endoscopy Corporation of America dba ENDOCORP - World Health Expo Dubai	12/17/2025	Southfield	\$5,873

Program Amendments



For a variety of reasons, projects may return to the MSF requesting an amendment to their previous approvals, at which point the Economic Development Incentives teams evaluate whether those projects would qualify for those amendments. These amendments include, but are not limited to, changes of scope for projects; adjusted milestones; extended or contracted timelines; redefined project sites; and modified award amounts. See below a list of program amendments that received delegated approval from November 1, 2025, to December 31, 2025.

Community Development Block Grant (CDBG)

Grants Rural & Infrastructure

Project Name	MSF Delegate Amended Date	Project Location	Type of Request
City of Reading - CDBG - Water Related Infrastructure	11/14/2025	Reading	End date extended to 5/15/26 to allow for completion of Construction.

Urgent Need

Project Name	MSF Delegate Amended Date	Project Location	Type of Request
Charlevoix County - Ice Storm Disaster Response	12/18/2025	Charlevoix	Extension of the grant term of work to allow for the purchase and distribution of emergency equipment related to the Federally declared ice storm disaster.
Alcona County - Ice Storm Disaster Response	12/19/2025	Harrisville	Extension of the grant term of work to allow for the purchase and distribution of emergency equipment related to the Federally declared ice storm disaster.

Place-Based Infrastructure Projects

Project Name	MSF Delegate Amended Date	Project Location	Type of Request
Village of Mackinaw City - Old School Park	11/18/2025	Mackinaw City	Construction delays due to concrete deliveries and weather.
Village of Roscommon - Canoe/Kayak Launch	11/18/2025	Roscommon	Amendment #5 construction completed - final disbursement request closeout to be processed.
City of Howell - Howell Depot Lot	12/4/2025	Howell	The City of Howell was authorized a time extension for completion of the project. As utilities installation (managed by DTE) were delayed 128 days, the City requires an extension to have all construction activities completed by the end of April and disbursement requests submitted to the MEDC no later than May 31, 2026.

Place-Based Infrastructure Projects Cont.

Project Name	MSF Delegate Amended Date	Project Location	Type of Request
Village of Port Austin - Four Season Pavilion Town Center Farmers Market	12/5/2025	Port Austin	The Village of Port Austin was authorized to have a time extension on the project to complete all construction work. All construction work is to be complete no later than May 1st, with all drawdowns submitted to the MEDC no later than May 31.
City of Litchfield - Children's Park Improvements	12/16/2025	Litchfield	Grant End Date Extended to allow construction completion Spring 2026.
Village of Muir - Muir Sensory Park	12/17/2025	Muir	Extension of term of work due to a delay in materials.
Village of Fowlerville - Community Park Improvements	12/18/2025	Fowlerville	The Village of Fowlerville has been authorized a grant amendment for a time extension. The Village has two construction items to complete. First, a wearing course of pavement already installed has been determined defective and the contractor is being directed to remove and replace at no additional cost to the Village or MEDC. The contractor has agreed but cannot complete the repair work until the asphalt plants open in the Spring. Additionally, the proposed new splashpad equipment was recently delivered and is being installed. The construction for the system should be completed prior to December 31, but the current weather prohibits completing startup of the system due to freezing concerns. Per the approved amendment, all construction activities must be completed by the end of April and disbursement requests submitted to the MEDC no later than May 31, 2026.
City of Three Rivers - Downtown Amphitheater Project	12/18/2025	Three Rivers	Extend construction end date.
Village of Cassopolis - Stone Lake Improvements	12/19/2025	Cassopolis	The Village of Cassopolis has been authorized for a grant amendment. The reason for the delay is to accommodate the following: 1) Delivery and installation of a prefabricated restroom building that has experienced shipping delays outside of the Village's control. The unit is now anticipated to arrive in late January, which directly affects the sequencing and completion of associated site and utility work. Second, final concrete work needs to be completed around the site and that can be accomplished during warmer temperatures. The Village has committed to completing all construction activities no later than April 30, 2026, and to submit the final disbursement request no later than May 31, 2026.

Michigan Community Revitalization Program (MCRP)

Project Name	MSF Delegate Amended Date	Project Location	Type of Request
Vianis Realty, LLC - Baer Bros Meat Market Redevelopment	11/17/2025	Calumet	Request to change the term of the MCRP grant.
266 Michigan Ave Kalamazoo LLC	12/11/2025	Kalamazoo	Milestone extension.
MDH Development, LLC-Heritage Tower-The Milton	12/11/2025	Battle Creek	Request for MSF Consent to unwind HTC structure and modify the interest rate on the senior loan.
Veridea Group/Liberty Way Hospitality, LLC-857 W Washington	12/16/2025	Marquette	Extend the maturity date to match that of the lender.
Otter Lake Developments LLC - 6405 & 6409 Detroit Street	12/18/2025	Otter Lake	Extend milestone Two.
Uptown Reinvestment Corporation, Inc.-Downtown Flint Hotel	12/19/2025	Flint	Consent to redeem the HTC investor interest and unwind the HTC structure.
Oxford Perennial - Red Arrow Redevelopment Project	11/24/2025	Detroit	Consent to amendments to the Loan Agreement with CIBC pertaining to the interest rate, payment amount and debt service coverage ratio on the senior loan.

Build Mi Communities

Project Name	MSF Delegate Amended Date	Project Location	Type of Request
P&A Development Group - Lithuanian Hall	11/17/2025	Detroit	Add co-applicant, amend scope and extend milestone two.

Financial Data Overview and Terminations



Michigan Business Development Program – Terminations

Project Name	Project Location	Incentive Type	Amount Awarded	Amount Disbursed	Termination Date	Reason for Termination	Repayment
Aerostar Manufacturing	Romulus	Grant	\$200,000	\$70,950	11/18/2025	Mutual Termination of MBDP Grant.	\$0.00
AAR Mobility Systems	Cadillac	Grant	\$500,000	\$0.00	12/5/2025	Mutual Termination of MBDP Grant.	\$0.00
G-M Wood Products, Inc.	Newaygo	Grant	\$137,500	\$0.00	12/5/2025	Mutual Termination of MBDP Grant.	\$0.00
B&L Systems, dba Fifth Wheel Freight	Kentwood	Grant	\$2,000,000	\$0.00	12/11/2025	Mutual Termination of MBDP Grant.	\$0.00
Project Zeus - Envergia Inc.	Detroit	Grant	\$750,000	\$0.00	12/18/2025	Mutual Termination of MBDP Grant.	\$0.00