



MICHIGAN STRATEGIC FUND

BOARD MEETING AGENDA

May 21, 2024
10:00am

I. CALL TO ORDER & ROLL CALL

II. PUBLIC COMMENT

III. COMMUNICATIONS

IV. CONSENT AGENDA

- a. Proposed April 16, 2024, Meeting Minutes 2
- b. Travel Marketing: Approval of Accessibility Grant Award Recommendations Round Two 62
- c. Request for Proposals: Germany/Austria/Switzerland Tourism Marketing Representative..... 69
- d. Request for Proposals: United Kingdom/Ireland/Scotland Tourism Marketing Representative..... 76
- e. FY24 Contract Amendment: Michigan Israel Business Accelerator 83
- f. Detroit Medical Center Renaissance Zone Extension 88
- g. SHPO Dairy Distillery Memorandum of Agreement & Constantine Hydroelectric Programmatic Agreement 95
- h. Bogan Developments, LLC: MCRP Grant Amendment 130
- i. MSF Designee to the American Center for Mobility's Board of Directors 134

V. ATTRACT RETAIN AND GROW BUSINESS

- a. Advanced Manufacturing District: A resolution to approve a Strategic Site Readiness Program grant for the Flint and Genesee Group Foundation in the amount of up to \$250,000,000..... 139
Location: Township of Mundy

VI. DEVELOP ATTRACTIVE PLACES

- a. Ironworks 39, LLC: A resolution to approve a Michigan Community Revitalization Program Other Economic Assistance loan in the amount of \$4,874,898 and an Act 381 Work Plan in the amount of in the amount of \$401,902 for the City of Kalamazoo Brownfield Redevelopment Authority..... 155
Location: City of Kalamazoo
- b. Revitalization and Placemaking (RAP) Grant Awards: A resolution to approve two RAP grant awards in the amount of up to \$11,500,000 and a \$250,000 increase to the existing grant to the Flint and Genesee Chamber Foundation bringing their total grant amount to \$10,250,000..... 176
Locations: City of Grayling; City of Tecumseh; City of Flint

VII. INFORMATIONAL

- a. Delegation of Authority Report 182

**NOTE:* Hyperlinked bookmarks are included on this page to aid document navigation - click on the project title to access the project memo.

MICHIGAN STRATEGIC FUND
APPROVED MEETING MINUTES
April 16, 2024

Member Present

Quentin L. Messer, Jr.

Members Joined Remotely

Britany L. Affolter-Caine

Wesley Eklund

Rachael Eubanks

John Groen (in lieu of Director Corbin)

Dimitrius Hutcherson

Michael B. Kapp (in lieu of Director Wieferich)

Dan Meyering

Leon Richardson

Charles P. Rothstein

Susan Tellier

Randy Thelen

Cindy Warner

I. CALL TO ORDER & ROLL CALL

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

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

II. PUBLIC COMMENT

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

III. COMMUNICATIONS

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

MSF Subcommittee Reports

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

IV. CONSENT AGENDA

Resolution 2024-060, Approval of Consent Agenda Items

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

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

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

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

V. ATTRACT, RETAIN, AND GROW BUSINESS

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

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

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

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

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

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

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

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

VI. DEVELOP ATTRACTIVE PLACES

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

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

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

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

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

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

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

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

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

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

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

VII. SUPPORT SMALL BUSINESS

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

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

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

VIII. INFORMATIONAL

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

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



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LABOR AND ECONOMIC OPPORTUNITY
LANSING

SUSAN CORBIN
DIRECTOR

January 21, 2022

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

Re: Michigan Strategic Fund Board Meeting Designees

Dear Ms. Wilcox:

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

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

Sincerely,

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

Susan R. Corbin
Director



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF TRANSPORTATION
LANSING

BRADLEY C. WIEFERICH, P.E.
ACTING DIRECTOR

January 3, 2023

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

Dear Ms. Bishop:

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

Sincerely,

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

Bradley C. Wieferich, P.E.
Acting Director

cc: M. Kapp
Executive File



April 11, 2024

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

Dear Fund Manager,

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

- Future of Health Transformational Brownfield Plan

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

Sincerely,

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

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

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

Thanks Matt.

MSF Fund Manager.

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

All the best,
Cindy

Cindy Warner
CEO/Founder
360ofMe.com
1-844-360-ofme x700
cindy.warner@360ofme.com



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



City of Petoskey

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

November 17, 2023

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

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

Dear MEDC Staff,

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

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

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

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

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

Sincerely,

John Murphy
Mayor
City of Petoskey

Shane Horn
City Manager
City of Petoskey



City of Petoskey

Office of City Manager

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

June 23, 2023

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

Re: Maple Block Flats, Petoskey

Dear MEDC Staff,

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

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

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

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

Sincerely,

Shane Horn
City Manager

County of Emmet
Brownfield Redevelopment Authority
200 Division Street
Petoskey, Michigan 49770
Phone: 231-348-1735 Fax: 231-439-8933
www.emmetcounty.org

June 16, 2023

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

Re: Maple Block Flats, Petoskey

Dear Quentin Messer, Jr.:

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

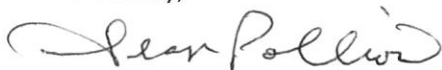
This development will not only redevelop vacant industrial space that has been vacant for 3+ years, but it will also supply our county with desperately needed workforce housing. Emmet County and its residents have very few options when it comes to new workforce housing. Many businesses and organizations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

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

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

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

Sincerely,



Sean Pollion
Chair, Emmet County Brownfield Redevelopment Authority

Cc: Senator John Damoose, 37th District
Representative Neil Friske, 107th District



October 27, 2023

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

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

Dear MEDC Staff,

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

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

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

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

Sincerely,

Yarrow Brown
Executive Director

Creating pathways and partnerships for housing in Northwest Michigan.

416 Connable Ave.
Petoskey, Michigan
49770

231.487.4000 Phone

northernhealth.org

October 24, 2023

To Whom It May Concern,

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

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

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

Sincerely,

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



November 10, 2023

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

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

Dear MEDC Staff,

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

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

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

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

Sincerely,

Nate Holmes, SHRM-CP
Human Resources Manager

Wixom

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

Harbor Springs

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



October 24, 2023

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

Re: Maple Block Flats, Petoskey

Dear MEDC Staff,

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

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

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

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

Sincerely,

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

David Roland Finley, Ph.D.
President

October 27, 2023

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

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

Dear MEDC Staff,

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

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

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

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

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

Sincerely,



Nikki Devitt, IOM
President
Petoskey Regional Chamber of Commerce



November 8, 2023

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

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

Dear MEDC Staff,

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

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

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

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

Sincerely,

Jason Keiswetter
President



Electrical Workers Local 58

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

MAILING ADDRESS: PO BOX 32756, DETROIT MI 48232-0756
www.ibew58.org

February 15, 2024

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

RE: SUPPORT FOR THE PROPOSED WATER SQUARE HOTEL DEVELOPMENT

Dear Honorable City Council Members:

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

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

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

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

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

Sincerely,

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

PVO/skc/opeiu42afl-cio

QUE DELI

Fort Washington Plaza, 333 West Fort Street, Detroit

February 6, 2024

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

Re: Support for the Proposed Water Square Hotel Development

Dear Honorable City Councilmembers:

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

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

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

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

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

Sincerely,



Kujtim Kolami
Owner, Que Deli



President
Nia Winston

Vice President
Terrell George

Secretary-Treasurer
Michelle Colbert

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

Trustees
Sophia Cisneros
Antonio George
Kimberlee Kirtz-White



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

Re: Support for the Proposed Water Square Hotel Development

Dear Honorable City Councilmembers:

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

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

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

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

Sincerely,

Nia T. Winston
President

UNITEHERE! Local 24 Michigan/Ohio

cc: File

LISA SPINDLER STUDIO

February 1, 2024

Detroit City Council
2 Woodward Ave Suite 1340
Detroit MI 48226

Re: Support for the Proposed Water Square Hotel Development

Dear Honorable City Council members:

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

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

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

I am fully in support of this project,

Sincerely,

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



PLUMBERS

LOCAL UNION 98

serving Detroit since 1893

February 19, 2024

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

RE: Support for the Proposed Water Square Hotel Development

Dear Honorable City Councilmembers:

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

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

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

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

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

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

Sincerely,

Carlo Castiglione
Business Manager
Detroit Plumbers Local 98
313-986-3963
ccast@ualocal98.org
Protecting the health of Michigan for 131 years
Serving the counties of Wayne, Oakland, Macomb, St. Clair
Sanilac, Huron, the cities of Detroit & Brighton Township

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

Phone 248.307.9800
Fax 248.307.9898
Web ualocal98.org



To whom it may concern,

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

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

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

Regards,

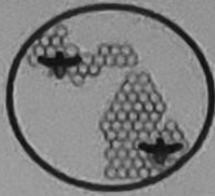
Randy Dickow

RAF Global

Triple Shot Gourmet

RADD Enterprises

MR Hospitality



April 4, 2024

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

Re: Support for the Proposed Water Square Hotel Development

Dear Honorable City Councilmembers:

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

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

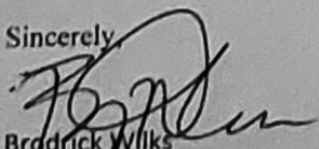
The construction of the Hotel at Water Square's 600 top-of-the-line hotel rooms will supply desperately needed capacity to downtown Detroit, and once completed, will contribute 2.6 billion dollars in new visitor spending to Detroit's economy.

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

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

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

Sincerely,



Brodrick Wilks

Treasurer

248-508-7975

bwilks@rescuenaturenow.org

Rescue MI Nature NOW



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

March 4, 2024

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

Re: Support for the Proposed Water Square Hotel Development

Dear Honorable City Councilmembers:

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

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

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

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

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

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

Sincerely,

Mike Barnwell, President



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

February 15, 2024

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

Re: Support for the Proposed Water Square Hotel Development

Dear Honorable City Councilmembers:

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

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

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

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

Sincerely,

Patrick Devlin
Secretary-Treasurer





January 17, 2024

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

Re: Support for the Proposed Water Square Hotel Development

Dear Honorable City Councilmembers:

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

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

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

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

Sincerely,

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

Mark C. Wallace, CEO
President & CEO

To whom it may concern,

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

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

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

Regards,

Randy Dickow

RAF Global

Triple Shot Gourmet

RADD Enterprises

MR Hospitality

WISE Commercial Real Estate

February 5, 2024

Detroit City Council

2 Woodward Ave., Suite 1340
Detroit, MI 48226

RE: HOTEL AT WATER SQUARE (PROPOSED)

Dear Honorable City Council Councilmembers:

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

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

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

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

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

Sincerely,

WISE Commercial Real Estate



Alan Scott White
CEO/President

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



February 19, 2024

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

Re: Support for the Proposed Water Square Hotel Development

Dear Honorable City Councilmembers:

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

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

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

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

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

Sincerely,

Claude Molinari
President and CEO of Visit Detroit



ONE WASHINGTON BLVD.

DETROIT, MI 48226

PHONE: 313-877-8777

WWW.HUNTINGTONPLACEDETROIT.COM

February 22, 2024

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

RE: Support for the Proposed Water Square Hotel Development

Dear Honorable City Councilmembers.

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

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

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

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

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

Sincerely,

Greg DeSandy
Director of Sales & Development



STATE OF MICHIGAN

December 12, 2023

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

Dear Honorable Detroit City Council:

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

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

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

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

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

Sincerely,

A handwritten signature in blue ink, reading 'Erika Geiss'.

Senator Erika Geiss
Senate District 1
Assistant President Pro Tempore

A handwritten signature in blue ink, reading 'M. A. McFall'.

Representative Mike McFall
House District 8



December 5, 2023

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

Dear Honorable Detroit City Council members:

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

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

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

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

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

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

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

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

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

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

Sincerely,



Martina T. Caldwell, MD, MS, FACEP

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

November 29, 2023

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

Re: Support for the Future of Health Project

To Whom it May Concern:

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

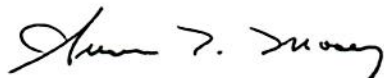
Since February, The Future of Health Outreach team has been actively engaging community members through a variety of channels including, block club outreach, townhall meetings, door to door canvassing, and engagement surveys. In addition, Henry Ford Health developed a Community Advisory Council, consisting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

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

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

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

Thank you,



Sue Mosey
Executive Director
Midtown Detroit, Inc.



December 4, 2023

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

Dear Honorable Detroit City Council:

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

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

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

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

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

Yours for Community,

A handwritten signature in black ink, appearing to read "Jeff Jones".

Jeff Jones
Executive Director
Hope Village Revitalization



November 29, 2023

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

Re: Community engagement efforts for The Future of Health Project

Dear Honorable City Council:

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

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

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

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

Thank you,

Jody Wise
130 Virginia Park Street
Detroit, MI 48202

November 29, 2023

Detroit City Council
2 Woodward, Ave.
Detroit, MI

RE: Honorable City Council

To whom it may concern:

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

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

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

Thank you,

Gabrielle Parker



Detroit Wayne Integrated Health Network

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

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

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

Re: The Future of Health Project

Dear Honorable City Council Members:

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

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

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

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

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

Board of Directors

Kenya Ruth, Chairperson
Karima Bentounsi
Angelo Glenn

Dr. Cynthia Tauog, Vice Chairperson
Angela Bullock
Jonathan C. Kinloch

Dora Brown, Treasurer
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Kevin McNamara

William Phillips, Secretary
Eva Garza Dewaelsche
Bernard Parker

Eric W. Doeh, President and CEO





www.pacesemi.org

Corporate Office
21700 Northwestern Highway, Suite 900
Southfield, MI 48075

855-445-4554

Clinton Township Center
19700 Hall Road
Clinton Township, MI 48038

Dearborn Center
15401 N. Commerce Drive
Dearborn, MI 48120

Detroit Center
17330 Greydale Avenue
Detroit, MI 48219

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

Pontiac Center
823 Golf Drive
Pontiac, MI 48341

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

Sterling Heights Center
35501 Mound Road
Sterling Heights, MI 48310

Thome Rivertown Center
250 McDougall Street
Detroit, MI 48207

December 5, 2023

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

Dear Detroit City Council members:

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

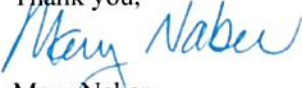
PACE Southeast Michigan serves eligible seniors in Wayne, Oakland, and Macomb Counties at our eight centers located in Clinton Township, Detroit (2), Dearborn, Eastpointe, Pontiac, Southfield, and Sterling Heights. PACE Southeast Michigan provides a nursing home alternative to seniors age 55 and older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

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

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

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

Thank you,


Mary Naber
President and CEO



December 5, 2023

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

Dear Honorable Detroit City Council members:

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

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

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

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

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

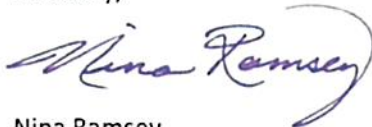
- Providing a premier location for Detroiters to live and work, including opportunities in healthcare, administration, research, construction, and retail.
- Expanding partnerships with the local community and organizations to provide opportunities for education and employment.

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

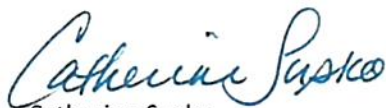
Importantly, the results of this collaboration reflect the needs and voices of our community.

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

Sincerely,



Nina Ramsey
Executive Vice President
Chief Human Resource Officer



Catherine Susko
Director of Talent Solutions and Strategy



December 5, 2023

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

Dear Honorable Detroit City Council Members:

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

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

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

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

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

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

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

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

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

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

Sincerely,



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

December 5, 2023

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

Dear Honorable Detroit City Council Members:

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

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

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

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

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

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

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

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

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

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

Sincerely,



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

December 5, 2023

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

Dear Honorable Detroit City Council members:

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

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

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

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

- Improved clinical outcomes
- Improved patient experience
- Lower cost

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

Steven N. Kalkanis, MD

Chief Executive Officer,
Henry Ford Medical Group

Chief Academic Officer,
Henry Ford II Chair

Senior Vice President,
Henry Ford Health

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

skalkan1@hfhs.org
henryford.com/kalkanis



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

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

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

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

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



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



December 5, 2023

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

Re: The Future of Health Engagement Efforts

Dear Honorable City Council:

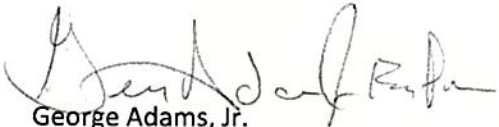
The purpose of this letter is to provide my perspective on the Future of Health Project. As a native Detroiter for more than four decades, I am intimately familiar with the challenges residents face and the concerns that resonate with me and my neighbors. This project has the potential to bridge the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

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

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

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

Yours in Community,


George Adams, Jr.
Founder & President

Revitalize ► Empower ► Improve



OPERATING ENGINEERS 324
Douglas W. Stockwell - Business Manager

December 1, 2023

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

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

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

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

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

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

Sincerely,

A handwritten signature in black ink, reading "Douglas W. Stockwell". The signature is fluid and cursive, with the first name being the most prominent.

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



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

November 30, 2023

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

Re: Endorsement of Future of Health East Campus Project

To Whom It May Concern:

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

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

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

Sincerely,

Patrick Devlin
Secretary-Treasurer





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

Re: Future of Health East Campus Project

To Whom It May Concern:

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

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

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

Best,
Pamela Martin Turner

Pamela Martin Turner
President and Chief Executive Officer

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

Re: Future of Health East Campus Project

To Whom It May Concern:

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

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

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

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

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

Sincerely,

Jamila Albert

Jamila Albert



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

Re: Future of Health East Campus Project

To Whom It May Concern:

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

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

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

Sincerely,

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

Oren Goldenberg
CFO
Dreamtroit Neighborhood, LLC

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

Re: Future of Health East Campus Project

To Whom It May Concern:

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

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

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

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

Sincerely,



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



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

December 4, 2023

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

Re: Support for the Future of Health East Campus Project

Council Members,

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

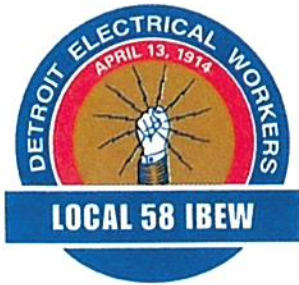
We are cognizant of the development team's pursuit of a transformative Brownfield Plan and Tax Abatements crucial for the project's financial viability. Granting these tax abatements will empower the developer to effectively rejuvenate this significant neighborhood segment while ensuring housing availability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

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

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

Sincerely,

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



Electrical Workers Local 58

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

MAILING ADDRESS: PO BOX 32756, DETROIT MI 48232-0756
www.ibewlocal58.org

November 30, 2023

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

RE: Future of Health East Campus Project

To Whom It May Concern:

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

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

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

Sincerely,

Byron Osborn, Business Agent
IBEW Local 58

BO/sc-opeiu42afl-cio



Enter a Learner: Exit a Leader.

15000 Trojan Street
Detroit, MI 48235
313-397-3333
www.JRLADetroit.com

JRLA Board of Directors
Jalen Rose, President
Greg Boll, Vice President
Dean Brody, Treasurer
Dennis Archer, Jr., Secretary
Christopher Brochert., Director
Leigh Chandler, Director
Shawna Forbes, Director
Burt Jordan, Director
Wendy Lewis Jackson, Director

JRLA Principal
Wendie Lewis

April 10, 2024

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

RE: Future of Health Development

Dear Mr. Messer:

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

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

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

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

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

Sincerely,
Jalen Rose

Founder, Jalen Rose Leadership Academy



Building Character
in Young People

April 11, 2024

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

Dear Mr. Messer:

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

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

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

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

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

Sincerely,

David Greenwood Director of Community Engagement



MEMORANDUM

Date: May 21, 2024
To: MSF Board Members
From: Kelly Wolgamott, Interim Vice President,
Subject: Accessible Traveler Grant Recommendations

REQUEST

The Michigan Economic Development Corporation (“MEDC”) requests the Michigan Strategic Fund (“MSF”) Board to approve the eleven (11) recommended grant awards to Destination Marketing Organizations (“DMO”) requesting a total of \$366,637.50 in accessible travel grants.

BACKGROUND

On November 10, 2021, the U.S. Department of Commerce’s Economic Development Administration (“EDA”) awarded Travel Michigan a \$10,307,393 EDA State Travel, Tourism, and Outdoor Recreation Grant (the “EDA Grant”) for statewide travel and tourism marketing and advertising efforts which will help the travel industry rebound from the effects of COVID. This federal investment is administered as a reimbursement of funds expended. Therefore, \$10,307,393 in supplemental funding was appropriated to the MEDC, which will be reimbursed by EDA as it is expended through the term of the agreement.

On March 22, 2022, the MSF Board ratified actions taken by the MSF to accept the EDA Grant award of \$10,307,393. On July 26, 2022, we requested approval to allocate \$9,307,393 of the EDA Grant to MMGY Global, to supplement statewide Pure Michigan marketing efforts and to support the continued recovery of the tourism industry statewide.

On August 22, 2023, the MSF Board approved the release of the remaining \$1 million in (EDA) funds from this EDA grant award of \$10.3 million to address a critical need for the development of fully accessible local DMO websites to meet the needs of the visually impaired and to conduct community accessibility audits. The goal of the accessible traveler grant is to allow Michigan’s DMOs the ability to provide a more accessible experience to all users.

Applicants could apply for up to \$100,000 per project and must provide a 50 percent financial match based on the project’s total cost. The grantees also provided a communication plan supporting how they would execute their plan and recognize the EDA and the MEDC/Travel Michigan as supporting partners.

On January 24, 2024, the MSF Board approved sixteen grants in the amount of \$624,993, for accessible website upgrades and community audits.

On March 4, 2024, MEDC/Travel Michigan announced an additional round of applications for the Accessible Traveler Grant. MEDC/Travel Michigan received eleven applications, of which all scored above the threshold required to be eligible for grant funding.

All proposals were evaluated by a five-person committee (see below) made up of MEDC staff and outside accessibility specialists.

Ed Timke, PhD, Assistant Professor, Department of Advertising & Public Relations, MSU
 Scott Norris, Manager, Braille and Talking Book Library, Bureau of Services for Blind Persons,
 Michigan Labor and Economic Opportunity (LEO)
 Sue DeVries, Senior Community Development Manager, MEDC
 Brian K Krantz, Managing Director, Business Application Services, MEDC
 Amanda Munson, Project Coordinator, Travel Michigan, MEDC

The committee objectively evaluated all applications, and collaboratively made sound recommendations considering statement of work, the applicant's communication plan, the applicant's preferred vendor's ability to handle the proposed work and the applicant's financial stability as it pertains to its capacity to provide 50 percent of the project's cost.

After deliberation, the evaluation committee reached a consensus recommendation to award all the applicants according to the detail below:

Michigan CVB/DMO Grant Applicants	Type of Grant	Grant Request	Committee Recommended
Battle Creek/Calhoun County Convention and Visitors Bureau	Website Development	45,000.00	45,000.00
Great Lakes Bay Region Quality of Life Council	Website Development	30,562.50	30,562.50
Holland Area Convention & Visitors Bureau	Website Development	13,500.00	13,500.00
Keweenaw Tourism Council	Website Development	10,000.00	10,000.00
Mackinac Island Convention & Visitors Bureau	Website Development	51,000.00	51,000.00
Marquette Country Convention & Visitors Bureau	Website Development	28,950.00	28,950.00
Munising Visitors Bureau	Website Development	27,000.00	27,000.00
Total		206,012.50	206,012.50

Michigan CVB/DMO Grant Applicants	Type of Grant	Grant Request	Committee Recommended
Charlevoix Area Convention and Visitors Bureau	Community Audit	50,000.00	50,000.00
Grand Rapids/Kent County Convention & Visitors Bureau	Community Audit	46,125.00	46,125.00
Greater Lansing Convention & Visitors Bureau	Community Audit	15,000.00	15,000.00
Traverse City Convention and Visitors Bureau	Community Audit	49,950.00	49,500.00
Total		161,075.00	161,075.00

The scoring criteria for the Accessible Traveler Grant Application was:

	Application Scoring Criteria for Accessible Community Audit	Points (maximum)
1	Statement of Proposed Work	50
2	Applicant's Communication Plan	20
3	Itemized Quote from Firm Recognized for Conducting Accessible Audits	20
4	Financial Stability	10
	TOTAL	100

	Application Scoring Criteria for Accessible Website Development	Points (maximum)
1	Statement of Proposed Work	50
2	Applicant's Communication Plan	20
3	Itemized Quote from Firm Recognized for Building Accessible Websites	20
4	Financial Stability	10
	TOTAL	100

Applicant Background / Qualifications

The background review was completed for applicants on April 29,2024, in accordance with the MSF Background Review Policy.

RECOMMENDATION

Staff recommends approval of these eleven (11) EDA Grant funds in the amount of\$366,637.50 for accessible website upgrades and community audits. After the board's approval, MEDC will seek final approval from the EDA to award the funds as outlined.

MICHIGAN STRATEGIC FUND

RESOLUTION

2024-076

ACCESSIBILITY GRANTS PROGRAM

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, under Section 5 of the MSF Act, MCL 125.2005(2), the purposes, powers and duties of the MSF are vested in and shall be exercised by the MSF Board;

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

WHEREAS, the federal Economic Development Administration (“EDA”) invited Michigan to apply to the Economic Adjustment Assistance-ARPA State Tourism Grant to support the long-term recovery of the tourism industry in Michigan (the “EDA Funding Opportunity”);

WHEREAS, on September 21, 2021, the Department of Labor and Economic Opportunity submitted an Application for Economic Adjustment Assistance-ARPA State Tourism Grant to the EDA on behalf of the MSF, seeking \$10,307,393 in grant funds (the “Application”);

WHEREAS, the EDA has approved the Application and awarded the MSF \$10,307,393 in federal funding for the EDA Funding Opportunity (the “EDA Grant Award”);

WHEREAS, on March 22, 2022, the MSF Board ratified actions taken by the MSF Fund Manager to accept the EDA Grant Award on behalf of the MSF and authorized the MSF Fund Manager to execute all documents necessary to effectuate the EDA Grant Award;

WHEREAS, on July 26, 2022, the MSF Board allocated \$9,307,393 of the EDA Grant Award to MMGY Global to augment the Pure Michigan marketing efforts and to support the continued recovery of the statewide tourism industry;

WHEREAS, on August 22, 2023, MSF Board allocated the remaining \$1,000,000 of the EDA Grant Award to a grant program to make awards to Michigan destination marketing organizations (“DMOs”) for the purpose of conducting accessibility audits and developing fully

accessible DMO websites to meet the needs of visually impaired individuals (the “Accessibility Grants Program”);

WHEREAS, on August 22, 2023, the MSF Board approved 1) adopted eligibility criteria and scoring and evaluation criteria for the Accessibility Grants Program and 2) appointed a joint evaluation committee (“JEC”) to review applications received in response to the Accessibility Grants Program;

WHEREAS, on January 23, 2024, the MSF Board authorized sixteen (16) grants under the Accessibility Grants Program in the amount of \$624,793.00;

WHEREAS, Round 2 MEDC/Travel Michigan received eleven (11) applications were submitted by eligible applicants under the Accessibility Grants Program for a total of \$366,637.50

WHEREAS, the JEC determined that all eleven (11) applications earned sufficient scores under the evaluation and scoring criteria for the Accessibility Grants Program to warrant funding;

WHEREAS, the JEC and the MEDC recommend that the MSF Board authorize the following grants under the Accessibility Grants Program, Round 2 in the amounts listed below:

Entity	Type of Grant	Award Amount
Charlevoix Area Convention and Visitors Bureau	Community Audit	50,000.00
Grand Rapids/Kent County Convention & Visitors Bureau	Community Audit	46,125.00
Greater Lansing Convention & Visitors Bureau	Community Audit	15,000.00
Keweenaw Tourism Council	Community Audit	10,000.00
Traverse City Convention and Visitors Bureau	Community Audit	49,500.00
Battle Creek/Calhoun County Convention & Visitors Bureau	Website Development	45,000.00
Great Lakes Bay Region Quality of Life Council	Website Development	30,562.50
Holland Area Convention & Visitors Bureau	Website Development	13,500.00
Mackinac Island Convention & Visitors Bureau	Website Development	51,000.00
Marquette Country Convention & Visitors Bureau	Website Development	28,950.00
Munising Visitors Bureau	Website Development	27,000.00

(the aforementioned, collectively, the “Accessibility Grants Program Awards”);

WHEREAS, the MEDC has completed the background checks on each awardee in accordance with the MSF policy; and

WHEREAS, the MSF Board wishes to approve the Accessibility Grants Program Awards.

NOW, THEREFORE, BE IT RESOLVED, the MSF Board approves the Accessibility Grants Program Awards; and

BE IT FURTHER RESOLVED, that the MSF Board authorizes the MSF Fund Manager to negotiate the final terms and conditions and execute all final documents necessary to effectuate the Accessibility Grants Program Awards.

Ayes: Britany L. Affolter-Caine, Wesley Eklund, Rachael Eubanks, Michael B. Kapp (in lieu of Director Wieferich), Quentin L. Messer, Jr., Dan Meyering, Susan Tellier, Randy Thelen

Nays: None

Recused: None

Lansing, Michigan
May 21, 2024



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



MEMORANDUM

Date: May 21, 2024
To: MSF Board
From: Kelly Wolgamott, Interim Vice President, Travel Michigan
Subject: Germany, Austria, and Switzerland Tourism Marketing Representative RFP

BACKGROUND

International leisure travel to the United States is a growing business, accounting for nearly 60 million visitor trips in 2023, with the United Kingdom and Germany as the top overseas countries. Spending by those visitors averaged \$4,200 and averaging 14 nights per trip.

For generations, most of the international travel to the U.S. has gone to better known U.S. destinations in East and West Coast cities with well-promoted attractions and to Western U.S. National Parks. In 2023, Michigan's international leisure visits reached 842,000 with a travel spend of \$650 million, outpacing regional competitors.

Travel Michigan intends to capture a greater number of international leisure visitors and spending from research-proven best-potential markets, by increasing awareness of Michigan as a world-class destination offering the duality of unique city and outdoor experiences at a greater value.

To accomplish this goal, we require an in-country representative who understands the Michigan travel product. This contractor must also possess native-country insights, knowledge, and expertise in promoting international travel product such as is available in Michigan and must have the appropriate travel industry and consumer connections to efficiently promote the State of Michigan.

The Joint Evaluation Committee (JEC) will be made up of four MEDC/Travel Michigan staff and industry representatives with experience in tourism and international travel, with approval from the MSF Fund Manager. The scoring criteria is:

Statement of Work	40
Bidder Information	30
Prior Experience	15
Staffing	15
Total	100

RECOMMENDATION

The MEDC recommends the MSF Board approve the release of the RFP for international leisure travel marketing to Germany, Austria, and Switzerland, for the period of January 1, 2025, to December 31, 2028.

MICHIGAN STRATEGIC FUND

RESOLUTION

2024-077

**AUTHORIZATION OF REQUEST FOR PROPOSALS FOR
GERMANY, AUSTRIA, AND SWITZERLAND TOURISM REPRESENTATIVE**

WHEREAS, the Michigan Strategic Fund (“MSF”) desires to engage a firm to represent Travel Michigan and the State of Michigan for tourism promotion in the Germany, Austria, and Switzerland;

WHEREAS, under the Michigan Strategic Fund Act, MCL 125.2001 et seq. (“Act”), and in particular, Section 88b of the Act, the MSF has the power to make grants, loans and investments, which includes promoting tourism, business development and business marketing, creating or retaining jobs, and increasing capital investment activity;

WHEREAS, Section 88b(6) of the Act provides that the MSF Board may select all vendors for all expenditures and for program awards by issuing a request for proposal or an alternative competitive process as determined by the MSF Board;

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

WHEREAS, to facilitate responsive evaluation, recommendations, and closings of awards to distribute funds the MEDC recommends that a Request for Proposals (“RFP”) be issued for firms to promote tourism for the MSF;

WHEREAS, the MEDC recommends that an RFP be issued for an entity to provide a representative for tourism promotion of Michigan in the Germany, Austria, and Switzerland;

WHEREAS, the MSF has reviewed the RFP forms, which establish a competitive proposal process for awarding grants and expenditures as provided above;

WHEREAS, the MSF desires to initiate the competitive proposal process to award expenditures for the promotion of Michigan’s tourism industry.

NOW, THEREFORE, BE IT RESOLVED, that the MSF Board approves the Germany, Austria, and Switzerland Tourism RFP scoring criteria and JEC members, and the issuance of the RFP; and

BE IT FURTHER RESOLVED, that the MSF authorizes the MSF Fund Manager to execute all documents and make any administrative or ministerial changes necessary to effectuate the Germany, Austria, and Switzerland Tourism RFP as may be necessary or appropriate.

Ayes: Britany L. Affolter-Caine, Wesley Eklund, Rachael Eubanks, Michael B. Kapp (in lieu of Director Wieferich), Quentin L. Messer, Jr., Dan Meyering, Susan Tellier, Randy Thelen

Nays: None

Recused: None

Lansing, Michigan
May 21, 2024

REQUEST FOR PROPOSAL
TRAVEL MICHIGAN GERMANY/AUSTRIA/SWITZERLAND TOURISM REPRESENTATIVE
RFP-CASE-

This Request for Proposals ("RFP") is issued by the Michigan Strategic Fund (the "MSF"), Contracts and Grants Unit ("C&G"). The Michigan Economic Development Corporation (the "MEDC") provides administrative services associated with the programs and activities of the Michigan Strategic Fund Act on behalf of the MSF. C&G is the sole point of contact with regard to all bidding and contractual matters relating to the services described in this RFP. C&G is the only office authorized to change, modify, amend, alter, clarify, etc. the specifications, terms and conditions of this RFP and any contract(s) awarded as a result of this RFP (the "Contract"). Contracts and Grants will remain the SOLE POINT OF CONTACT throughout the bidding process. ***The MSF will not respond to telephone inquiries, or visitation by Bidders or their representatives. Bidder's sole point of contact concerning the RFP is below and any communication outside of this process may result in disqualification.***

Contracts and Grants
Michigan Strategic Fund
300 North Washington Square, 3rd Floor
Lansing, Michigan 48913
contractsandgrants@michigan.org

SECTION I
WORK STATEMENT

A) PURPOSE

The purpose of this RFP is to enter into a contract with an in-country full-service travel marketing firm to represent Travel Michigan in Germany, Austria, and Switzerland at both the consumer and travel industry level. The agency must possess extensive knowledge of the Michigan leisure travel market, and demonstrate native-country insights, knowledge, and expertise in promoting foreign travel product such as is available in Michigan and must have the appropriate travel industry and consumer contacts to efficiently promote the State of Michigan.

B) BACKGROUND STATEMENT AND OBJECTIVES

International leisure travel to the Michigan is a critically important to the economic impact of tourism throughout our state. In 2022, the Germany market was the third largest international leisure travel market for Michigan with an economic value of \$51 million.

Recovery of the international traveler is taking longer than the domestic traveler since starting at a much lower base due to dramatic drop-off in visits during the pandemic. Anticipate a stronger growth in recovery now through 2028.

For generations, most of the international travel to the U.S. has gone to better known U.S. destinations in East and West Coast cities with well-promoted attractions and to Western U.S. National Parks. In 2023, Michigan's international leisure visits reached 842,000 with a travel spend of \$650 million, outpacing regional competitors.

Travel Michigan intends to capture a greater number of foreign visitors and spending from Germany, Austria, and Switzerland, by increasing awareness of Michigan as a world-class destination offering premiere the duality of unique city and outdoor experiences at a greater value.

OBJECTIVES

The role of the international marketing effort will be:

1. To create a strategy to increase inbound leisure travel to the State of Michigan
2. To enhance and elevate the image of the State of Michigan as a diverse, exciting, and premier leisure travel destination.
3. To create marketing programs and platforms that add value for Travel Michigan and highlight destinations throughout the state as part of their international marketing effort
4. To advise Travel Michigan staff regarding native-country travel patterns and opportunities
5. To develop native-language marketing tools such as brochures, e-newsletters, social media, and consumer promotions, at economical costs.
7. To assist Travel Michigan staff in organizing sales missions and securing appointments at important trade shows such as ITB (international travel show), IPW and Brand USA Travel Week.
8. To be an extension of the Travel Michigan team by being readily available for weekly meetings, provide monthly status updates and annual performance reports.

C) QUALIFICATIONS

Vendors responding to this RFP must have a minimum of five years' experience representing American destinations for tourism promotion in overseas markets and five years' experience representing United States destinations for tourism promotion in Germany, Austria, and Switzerland.

D) DELIVERABLES

Deliverables to be provided by the selected vendor include, but are not limited to, creating a strategy to attract more visitors from Germany, Austria, and Switzerland, specifically leisure visitors, to Michigan; creating relevant marketing components like brochures, e-newsletters, social media and web sites; working with tour operators to elevate Michigan product; identifying and engaging travel journalists to attend FAM tours; identifying and representing Michigan in key travel and tourism events; securing appointments with top tour operators and media; attending the annual ITB, IPW, BUSA Travel Week; and devising and executing consumer marketing activations to build consumer awareness of Michigan as a destination.



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



MEMORANDUM

Date: May 21, 2024
To: MSF Board
From: Kelly Wolgamott, Interim Vice President, Travel Michigan
Subject: United Kingdom, Ireland, and Scotland Tourism Marketing Representative RFP

BACKGROUND

International leisure travel to the United States is a growing business, accounting for nearly 60 million visitor trips in 2023, with the United Kingdom and Germany as the top overseas countries. Spending by those visitors averaged \$4,200 and averaging 14 nights per trip.

For generations, most of the international travel to the U.S. has gone to better known U.S. destinations in East and West Coast cities with well-promoted attractions and to Western U.S. National Parks. In 2023, Michigan's international leisure visits reached 842,000 with a travel spend of \$650 million, outpacing regional competitors.

Travel Michigan intends to capture a greater number of international leisure visitors and spending from research-proven best-potential markets, by increasing awareness of Michigan as a world-class destination offering the duality of unique city and outdoor experiences at a greater value.

To accomplish this goal, we require an in-country representative who understands the Michigan travel product. This contractor must also possess native-country insights, knowledge, and expertise in promoting international travel product such as is available in Michigan and must have the appropriate travel industry and consumer connections to efficiently promote the State of Michigan.

The Joint Evaluation Committee (JEC) will be made up of four MEDC/Travel Michigan staff and industry representatives with experience in tourism and international travel, with the approval of the MSF Fund Manager. The scoring criteria is:

Statement of Work	40
Bidder Information	30
Prior Experience	15
Staffing	15
Total	100

RECOMMENDATION

The MEDC recommends the MSF Board approve the release of the RFP for international leisure travel marketing to United Kingdom, Ireland, and Scotland, for the period of January 1, 2025, to December 31, 2028.

MICHIGAN STRATEGIC FUND

RESOLUTION

2024-078

**AUTHORIZATION OF REQUEST FOR PROPOSALS FOR
UNITED KINGDOM, IRELAND, AND SCOTLAND TOURISM REPRESENTATIVE**

WHEREAS, the Michigan Strategic Fund (“MSF”) desires to engage a firm to represent Travel Michigan and the State of Michigan for tourism promotion in the United Kingdom, Ireland, and Scotland;

WHEREAS, under the Michigan Strategic Fund Act, MCL 125.2001 et seq. (“Act”), and in particular, Section 88b of the Act, the MSF has the power to make grants, loans and investments, which includes promoting tourism, business development and business marketing, creating or retaining jobs, and increasing capital investment activity;

WHEREAS, Section 88b(6) of the Act provides that the MSF Board may select all vendors for all expenditures and for program awards by issuing a request for proposal or an alternative competitive process as determined by the MSF Board;

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

WHEREAS, to facilitate responsive evaluation, recommendations, and closings of awards to distribute funds the MEDC recommends that a Request for Proposals (“RFP”) be issued for firms to promote tourism for the MSF;

WHEREAS, the MEDC recommends that an RFP be issued for an entity to provide a representative for tourism promotion of Michigan in the United Kingdom, Ireland, and Scotland;

WHEREAS, the MSF has reviewed the RFP forms, which establish a competitive proposal process for awarding grants and expenditures as provided above;

WHEREAS, the MSF desires to initiate the competitive proposal process to award expenditures for the promotion of Michigan’s tourism industry.

NOW, THEREFORE, BE IT RESOLVED, that the MSF Board approves the United Kingdom, Ireland, and Scotland Tourism RFP and authorizes their issuance; and

BE IT FURTHER RESOLVED, that the MSF authorizes the MSF Fund Manager to execute all documents and make any administrative or ministerial changes necessary to effectuate the United Kingdom, Ireland, and Scotland Tourism RFP as may be necessary or appropriate.

Ayes: Britany L. Affolter-Caine, Wesley Eklund, Rachael Eubanks, Michael B. Kapp (in lieu of Director Wieferich), Quentin L. Messer, Jr., Dan Meyering, Susan Tellier, Randy Thelen

Nays: None

Recused: None

Lansing, Michigan
May 21, 2024

<p style="text-align: center;"><u>REQUEST FOR PROPOSAL</u> <u>TRAVEL MICHIGAN UNITED KINGDOM/IRELAND/SCOTLAND TOURISM REPRESENTATIVE</u> <u>RFP-CASE-</u></p>
--

This Request for Proposals (“RFP”) is issued by the Michigan Strategic Fund (the “MSF”), Contracts and Grants Unit (“C&G”). The Michigan Economic Development Corporation (the “MEDC”) provides administrative services associated with the programs and activities of the Michigan Strategic Fund Act on behalf of the MSF. C&G is the sole point of contact with regard to all bidding and contractual matters relating to the services described in this RFP. C&G is the only office authorized to change, modify, amend, alter, clarify, etc. the specifications, terms and conditions of this RFP and any contract(s) awarded as a result of this RFP (the “Contract”). Contracts and Grants will remain the SOLE POINT OF CONTACT throughout the bidding process. ***The MSF will not respond to telephone inquiries, or visitation by Bidders or their representatives. Bidder’s sole point of contact concerning the RFP is below and any communication outside of this process may result in disqualification.***

Contracts and Grants
Michigan Strategic Fund
300 North Washington Square, 3rd Floor
Lansing, Michigan 48913
contractsandgrants@michigan.org

SECTION I
WORK STATEMENT

A) PURPOSE

The purpose of this RFP is to enter into a contract with an in-country full-service travel marketing firm to represent Travel Michigan in United Kingdom, Ireland, and Scotland at both the consumer and travel industry level. The agency must possess extensive knowledge of the Michigan leisure travel market, and demonstrate native-country insights, knowledge, and expertise in promoting foreign travel product such as is available in Michigan and must have the appropriate travel industry and consumer contacts to efficiently promote the State of Michigan.

B) BACKGROUND STATEMENT AND OBJECTIVES

International leisure travel to the Michigan is a critically important to the economic impact of tourism throughout our state. In 2022, the United Kingdom market was the fourth largest international leisure travel market for Michigan with an economic value of \$49 million.

Recovery of the international traveler is taking longer than the domestic traveler since starting at a much lower base due to dramatic drop-off in visits during the pandemic. Anticipate a stronger growth in recovery now through 2028.

For generations, most of the international travel to the U.S. has gone to better known U.S. destinations in East and West Coast cities with well-promoted attractions and to Western U.S. National Parks. In 2023, Michigan's international leisure visits reached 842,000 with a travel spend of \$650 million, outpacing regional competitors.

Travel Michigan intends to capture a greater number of foreign visitors and spending from the United Kingdom, Ireland, and Scotland, by increasing awareness of Michigan as a world-class destination offering the duality of unique city and outdoor experiences.

OBJECTIVES

The role of the international marketing effort will be:

1. To create a strategy to increase inbound leisure travel to the State of Michigan
2. To enhance and elevate the image of the State of Michigan as a diverse, exciting, and premier leisure travel destination.
3. To create marketing programs and platforms that add value for Travel Michigan and highlight destinations throughout the state as part of their international marketing effort
4. To advise Travel Michigan staff regarding native-country travel patterns and opportunities
5. To develop native-language marketing tools such as brochures, e-newsletters, social media, and consumer promotions, at economical costs.
7. To assist Travel Michigan staff in organizing sales missions and securing appointments at important trade shows such as WTM (international travel show), IPW and Brand USA Travel Week.
8. To be an extension of the Travel Michigan team by being readily available for weekly meetings, provide monthly status updates and annual performance reports.

C) QUALIFICATIONS

Vendors responding to this RFP must have a minimum of five years' experience representing American destinations for tourism promotion in overseas markets and five years' experience representing United States destinations for tourism promotion in the United Kingdom, Ireland, and Scotland.

D) DELIVERABLES

Deliverables to be provided by the selected vendor include, but are not limited to, creating a strategy to attract more visitors from the United Kingdom, Ireland, and Scotland, specifically leisure visitors, to Michigan; creating relevant marketing components like brochures, e-newsletters, social media and web sites; working with tour operators to elevate Michigan product; identifying and engaging travel journalists to attend FAM tours; identifying and representing Michigan in key travel and tourism events; securing appointments with top tour operators and media; attending the annual WTM, IPW, BUSA Travel Week; and devising and executing consumer marketing activations to build consumer awareness of Michigan as a destination.



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: May 21, 2024
To: Michigan Strategic Fund Board
From: Alyssa Tracey, Director, International Trade
Subject: FY24 Contract Amendment – Michigan Israel Business Accelerator (MIBA)

Request

The Michigan Economic Development Corporation (the “MEDC”) requests that the Michigan Strategic Fund (the “MSF”) Board approve the requested amendments to the Michigan Israel Business Accelerator (the “MIBA”) contract for the term of January 1, 2024 – December 31, 2024, adjusting Scope of Work and contract language.

Background

MIBA was founded in 2017 and facilitates opportunities for business-to-business interactions through membership, events, trade missions and curated connections.

Through MSF support, MIBA has continued to grow economic activity between Michigan and Israel with the goal of creating \$4 million in economic impact collaborations within the current contract period. MIBA has built a pipeline of opportunities currently valued at \$180 million with the value of collaborations between Michigan and Israeli at \$603,000 YTD. In 2023, MIBA facilitated 287 meaningful contacts between Michigan and Israeli entities, with 1,215 connections and 21 confirmed collaborations resulting in \$7 million in economic activity.

The longstanding, strategic relationship between leaders in Michigan and Israel supports technological and economic advancement. Renowned for its national expenditure on civilian R&D and startup density, Israeli innovation augments Michigan’s edge in critical industries. Further, Michigan businesses benefit from MIBA’s guidance into strategic Israeli networks leading to profitable connections and collaborations.

Summary of Changes

On September 26, 2023, the MSF Board approved MIBA’s 2024 contract and Scope of Work. Due to unforeseen geopolitical events, MEDC requesting to remove the (3) outbound trade missions from Michigan to Israel included in the Scope of Work and increase the number of inbound missions from Israel to Michigan from (1) to (4). Inbound missions will be organized to provide Michigan companies opportunities to develop partnership and manufacturing opportunities with Israeli partners. This request will not change the FY24 contract value.

To align the MIBA contract with similar partner contracts overseen by the International Trade program, MEDC requests to add language to this contract granting authority to the contract manager to approve any requested changes to the Budget included in the Scope of Work if the financial impact of these changes are less than 10% of fiscal year Budget value. This requested change is 4.6% of the annual contract value.

Recommendation

MEDC staff recommends that MSF Board approve the amended items outlined in the Summary of Changes above.

MICHIGAN STRATEGIC FUND

RESOLUTION 2024-079

AMENDMENT TO MICHIGAN ISRAEL BUSINESS ACCELERATOR GRANT AWARD

WHEREAS, the Michigan legislature enacted the Michigan Strategic Fund Act, MCL 125.2001 et. seq. (the “MSF Act”), to enable 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, including through blight removal and job creation;

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

WHEREAS, pursuant to 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 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 MCL 125.2007(c), the MSF has, among other things, the power to make grants and investments;

WHEREAS, on September 26, 2023 via MSF Resolution 2023-158, the MSF Board approved a grant to the Michigan Israel Business Accelerator (the “MIBA”) with an allocation of \$900,000 to support activities outlined in the MSF Board memo, 2024 Statement of Work, and the MSF Resolution 2023-158 (the “MIBA Grant Approval”); and

WHEREAS, due to unforeseen geopolitical events, MIBA has requested the following modifications to the MIBA Grant Approval: (i) delete all references to any requirements for delegations to travel from Michigan to Israel; (ii) increase the number of required inbound trade missions from Israel to Michigan from one (1) to four (4); and (iii) allow for reallocations of funds to different budget categories outlined in the 2024 Budget section of up to 10% of the overall fiscal year budget with contract manager approval (the “MIBA Grant Approval Amendment”).

NOW THEREFORE, BE IT RESOLVED, the MSF Board approves the MIBA Grant Approval Amendment; and

BE IT FURTHER RESOLVED, the MSF Fund Manager is authorized to negotiate the final terms and conditions of the MIBA Grant Approval Amendment and to execute all documents necessary to effectuate the MIBA Grant Approval Amendment, consistent with the terms of this Resolution.

Ayes: Britany L. Affolter-Caine, Wesley Eklund, Rachael Eubanks, Michael B. Kapp (in lieu of Director Wieferich), Quentin L. Messer, Jr., Dan Meyering, Susan Tellier, Randy Thelen

Nays: None

Recused: None

Lansing, Michigan
May 21, 2024



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



MEMORANDUM

Date: May 21, 2024

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

From: Matt Chasnis, Senior Business Development Project Manager

Subject: Renaissance Zone Extension Request
Wayne County (“Applicant”)
VHS of Michigan, Inc. d/b/a Detroit Medical Center (“Company” or “DMC”)

Request

This is a request from the Applicant to amend the Renaissance Zone designation to extend the benefits to the Company until December 30, 2038, as allowed by Public Act 40 of 2024, subsection 10, which was signed by the Governor. The requested approval would retroactively extend the Renaissance Zone to allow the extension to be effective January 1, 2023, as described in Public Act 40 of 2024. The extension would eliminate the current phase out period and extend the end date of benefits from December 30, 2025, to December 30, 2038, allowing the total duration of the Renaissance Zone not to exceed the limit described in the legislation. The value of the foregone taxes over the life of the extension would provide average annual property tax savings valued at approximately \$16,726,000.

Background

Between 1987 and 2010, 14 hospitals had closed or moved out of Detroit, with approximately 3,879 total beds being closed within that period. Only six hospitals remained in the City of Detroit in 2010, four of which being part of the DMC. On April 28, 2010, to stabilize the health ecosystem in the city, the MSF approved a 15-year Renaissance Zone for the Company. The Renaissance Zone began to phase out benefits in 2023 and is currently slated to end on December 30, 2025. The Renaissance Zone’s creation was necessary for the DMC to provide care to the residents of the City of Detroit, particularly to the disadvantaged population, while also providing employment and training for medical practitioners.

The hospital’s mission for the City of Detroit and Wayne County continues to be the same today as it was when the Renaissance Zone was initially approved. The DMC has met and continues to meet all conditions and commitments set forth in the Development Agreement between the MSF and the Company. In fact, many of the conditions of the agreements have been exceeded. For example, the Company, which was initially required to spend \$400 million to modernize DMC’s facilities, spent approximately \$1.03 billion on upgrades to the facilities.

The DMC’s economic impact for the next 15 years will support a hospital system that continues to provide a high level of care to all patients and will attract medical talent and additional outside investment to the city. The tax benefits provided by the Renaissance Zone have allowed DMC to meet its financial commitments to the City and the extension request, if approved, would ensure medical care would be

available to city residents well into the future. As a condition for the approval of the City, the Company covenants, represents and warrants that:

- To meet or exceed DMC's charity care policy for at least the next ten years.
- To keep open all the current DMC hospitals to provide core services for at least the next fifteen years.
- To maintain its regional headquarters in the city for the purpose of operating the hospital and other medical facilities within the MHC Subzone.
- To maintain and fully support DMC's education mission for undergraduate and graduate medical education, nursing education and allied health services education.
- The Company shall maintain, and enhance the DMC's health and wellness initiatives, community outreach and prevention programs and quality improvement programs.
- Maintain and support the DMC's supplier diversity program designed to provide opportunities for minority, women and Detroit based businesses to provide goods and services. As of late 2023, the program has resulted in \$256.8 million having been spent with minority firms over—50% of Construction, 33% with Detroit residents, 50% with Wayne County residents, and 64% of apprentice hours worked by minorities.

In addition to the benefits listed above, it's important to provide context to DMC's work within the city. The DMC is one of the hospital systems with the most uncompensated care in Michigan. DMC experiences approximately \$100 million in uncompensated care each year, with over \$1.6 billion of uncompensated care being provided from 2011-2020. This uncompensated care, along with recent occurrences that include COVID-19 and the national nursing shortage, have put a financial strain on the DMC and highlights the need to support the Renaissance Zone extension.

Company Background

The Company, who was acquired by Tenet Health Care Corporation in October 2013, is one of the largest employers in the City of Detroit and continues to have a significant impact for local employment. DMC employs over 8,500 individuals, with 44% of DMC's employees residing in Wayne County and 52% of those being City of Detroit residents. The total monthly taxable earnings for facilities in the Renaissance Zone is approximately \$40 Million. The DMC, through Tenet Healthcare Corporation, owns and operates general and specialty hospitals in Wayne County, several located on the DMC's central campus in the midtown area of the City of Detroit ("DMC Central Campus"), including Children's Hospital, Detroit Receiving Hospital, Harper University Hospital, Hutzel Women's Hospital, and the Rehabilitation Institute of Michigan.

This importance of the hospital system and the benefit it brings to the community cannot be overstated. The hospital system's vital role in the community is undeniable and support of the tax benefits from the Renaissance Zone is essential. DMC has maintained core services and plans to continue doing so with plans to continue modernization investments. This investment and efforts will sustain employment and essential medical care for all. Lastly, DMC has played an integral role in the development and growth of Midtown and the City, leading to increased foot traffic, new businesses, and urban beautification.

Recommendation

MEDC Staff recommends approval of the Renaissance Zone Amendment and Extension Request, as outlined in the attached resolution.

**MICHIGAN STRATEGIC FUND
RESOLUTION
2024-080**

**MICHIGAN STRATEGIC FUND RENAISSANCE ZONE SUBZONE
MIDTOWN HOSPITAL CAMPUS SUBZONE EXTENSION**

WHEREAS, Section 4(4) of the Michigan Renaissance Zone Act (the “Act”), 1996 PA 376, as amended, authorizes the Michigan Strategic Fund (“MSF”) to designate qualified additional distinct geographic areas if the additional distinct geographic area will increase capital investment or job creation (a “Subzone”);

WHEREAS, on April 28, 2010 via MSF Resolution 2010-067, the MSF Board approved a Subzone designation for the Midtown Hospital Campus Subzone to support VHS of Michigan, Inc.’s (the “Company”) facilities and operations at the Detroit Medical Center (the “MHC Subzone”);

WHEREAS, on May 9, 2024, the Michigan Legislature passed Public Act 40 of 2024, which added a subsection 10 to Section 4 of the Act granting authorization to the MSF Board to extend the Subzone designation for the MHC Subzone for an additional fifteen (15) years retroactively, as provided for in the Act (the “Extension”), provided that the City of Detroit passes a supporting resolution;

WHEREAS, on May 14, 2024, the City of Detroit City Council passed a resolution supporting the Extension;

WHEREAS, the Company’s is no longer occupying the entirety of the geographic area of the MHC Subzone;

WHEREAS, on May 17, 2024, the County of Wayne submitted an application requesting the Extension for the geographic area in the City of Detroit still occupied by the Company within the MHC Subzone, comprised by the real property parcels listed in Exhibit A to this resolution (collectively, the “Extension Request”);

WHEREAS, the Michigan Economic Development Corporation (“MEDC”) provides administrative services for the renaissance zone program; and

WHEREAS, the MEDC recommends the MSF Board approve the Extension Request retroactively, as provided for in the Section 4(10) of the Act, conditioned upon the execution of a development agreement between MSF, the Company, and the real property owners of the extended portions of the MHC Subzone, governing the terms and conditions of the Extension (the “Extension Recommendation”).

NOW, THEREFORE, BE IT RESOLVED, that the MSF Board approves the Extension Recommendation;

BE IT FURTHER RESOLVED, that the MSF Board authorizes the Fund Manager to negotiate the final terms and conditions of and to execute all documents necessary to effectuate the Extension Recommendation, consistent with the terms of this Resolution.

Ayes: Britany L. Affolter-Caine, Wesley Eklund, Rachael Eubanks, Michael B. Kapp (in lieu of Director Wieferich), Quentin L. Messer, Jr., Dan Meyering, Susan Tellier, Randy Thelen

Nays: None

Recused: None

Lansing, Michigan
May 21, 2024

EXHIBIT A

Parcel List

01003850-67
03003491-500
01003868.001A
01003837-49
01001051.
01001052.
01001053-4
01001060-93
01003877-83
01001042.001
01000902-983
03990429.01
01001193.002L
01001277-8
01001276.
01001275.
01003672-7
01991288.00
03990432.00
02991527.10
01991590.02
01991585.01
01990932.06
01991600.02
03990423.10
03990434.02
01991578.00
03001317-24
01991288.08
03990431.06
01991580.17
03990431.07
03990431.08
03990431.09
01990932.00



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: May 21, 2024

To: Michigan Strategic Fund Board

From: Ryan Schumaker, State Historic Preservation Officer

Subject: One Memorandum of Agreement: Among the United States Department of Agriculture Rural Development, the Michigan State Historic Preservation Officer, and the Dairy Distillery Alliance regarding the Dairy Distillery Alliance Project, Constantine, Saint Joseph County, Michigan; and One Programmatic Agreement: Between the Federal Energy Regulatory Commission and the Michigan State Historic Preservation Officer for Managing Historic Properties that may be Affected by Issuing a Subsequent License to Indiana Michigan Power Company of the Continued Operation of the Constatine Hydroelectric Project in Saint Joseph County, Michigan.

REQUEST

The State Historic Preservation Office (the "SHPO") is requesting that the Michigan Strategic Fund (the "MSF") Board authorize the State Historic Preservation Officer to execute the Memorandum of Agreement and Programmatic Agreement noted above; substantially final drafts of which are hereby attached to this memo as Exhibit A (the "Request").

BACKGROUND

The SHPO is authorized by Executive Order to administer the state's historic preservation program and cooperate with federal agencies as needed to carry out its enumerated functions.

Executive Order 2019-13 transferred SHPO to the MSF. This transfer was effective August 11, 2019, and has the force and effect of law.

This Executive Order provides in pertinent part that "The governor shall appoint and designate a state historic preservation officer to administer the State Historic Preservation Office and Michigan's historic preservation program in compliance with 36 C.F.R. §61.4, including the employment of a professionally qualified staff." The governor has appointed and designated Ryan Schumaker to serve as the State Historic Preservation Officer.

A core function of the SHPO is consultation with federal agencies under Section 106 of the National Historic Preservation Act, which requires federal agencies to consider the effects of their undertakings on historic properties. When an undertaking results in an Adverse Effect that cannot be avoided, the consulting parties must mitigate through a Memorandum of Agreement. Programmatic Agreements are executed as a program alternative to the Section 106 process, streamlining consultation.



Several Federal agencies are now requiring that the State Historic Preservation Officer be the sole signatory on grants and agreements. This Request will allow the State Historic Preservation Officer to perform his statutory functions in compliance with state and federal law.

RECOMMENDATION

The State Historic Preservation Office recommends that the MSF Board approve the Request.



EXHIBIT A

Substantially Final Forms of the 4 Memorandum of Agreement

[Follows under this cover]

MICHIGAN STRATEGIC FUND

RESOLUTION 2024-081

AUTHORIZATION OF THE STATE HISTORIC PRESERVATION OFFICER TO ENTER INTO A MEMORANDUM OF AGREEMENT ON BEHALF OF THE MICHIGAN STRATEGIC FUND

WHEREAS, the State Historic Preservation Office (the “SHPO”) was transferred to the Michigan Strategic Fund (the “MSF”) by Executive Order 2019-13;

WHEREAS, the State Historic Preservation Officer (the “SHPOfficer”) leads the SHPO;

WHEREAS, Section 106 of the National Historic Preservation Act, 54 U.S.C. § 306108, requires Federal agencies to take into account the effects of their undertakings on historic properties (the “Section 106 Process”);

WHEREAS, pursuant to 36 C.F.R. § 800.6(b)(1), a Federal agency may develop a memorandum of agreement to govern how to avoid, minimize or mitigate adverse effects on historic properties identified in the Section 106 Process;

WHEREAS, the United States Department of Agriculture-Rural Development and the Dairy Distillery Alliance, LLC have requested that the SHPOfficer enter into a memorandum of agreement regarding the implementation of the Dairy Distillery Alliance Project in the Village of Constantine, Saint Joseph County, Michigan (the “MOA”) (a draft is attached hereto as Exhibit A) to improve consistency, consultation, and accountability in fulfilling its responsibilities to comply with the Section 106 Process;

WHEREAS, the SHPO and the SHPOfficer desire to enter into the MOA to fulfill their duties in the Section 106 Process; and

WHEREAS, the SHPOfficer is requesting authority to enter into the MOA on behalf of the MSF in substantially the form of Exhibit A, with such changes as are considered necessary, after consultation with the AG’s office, and not materially adverse to the MSF (the “Request”).

NOW, THEREFORE, BE IT RESOLVED, the MSF Board approves the Request.

Ayes: Britany L. Affolter-Caine, Wesley Eklund, Rachael Eubanks, Michael B. Kapp (in lieu of Director Wieferich), Quentin L. Messer, Jr., Dan Meyering, Susan Tellier, Randy Thelen

Nays: None

Recused: None

Lansing, Michigan
May 21, 2024

Exhibit A

**Draft Memorandum of Agreement Among the
United States Department of Agriculture Rural Development,
the Michigan State Historic Preservation Officer, and
the Dairy Distillery Alliance
Regarding
the Dairy Distillery Alliance Project,
Constantine, Saint Joseph County, Michigan**

(Follows under this cover)

MEMORANDUM OF AGREEMENT

BETWEEN

**THE UNITED STATES DEPARTMENT OF AGRICULTURE RURAL DEVELOPMENT,
THE MICHIGAN STATE HISTORIC PRESERVATION OFFICER
AND THE DAIRY DISTILLERY ALLIANCE**

**REGARDING THE DAIRY DISTILLERY ALLIANCE PROJECT, CONSTANTINE,
SAINT JOSEPH COUNTY, MICHIGAN**

WHEREAS, the UNITED STATES DEPARTMENT OF AGRICULTURE RURAL DEVELOPMENT (the “RD”) plans to provide financial assistance to Dairy Distillery Alliance, LLC (the “Dairy Distillery Alliance”) for the demolition of the former Drake-Merritt Casket Company building (the “Drake-Merritt Building”) at 455 E. Water Street, Village of Constantine, Saint Joseph County, Michigan and the construction of a new milk permeate to low carbon fuel ethanol plant (the “Ethanol Plant”)(collectively, the “Project”); and

WHEREAS, Dairy Distillery Alliance is based in Novi, Michigan and is a joint venture between Michigan Milk Producers Association and Dairy Distillery USA, Inc. to construct the Ethanol Plant; and

WHEREAS, the RD plans to fund the Project pursuant to the Rural Energy for American Program Loans and Grants Program Federal Catalog Number 10.766; and

WHEREAS, the RD has determined that the Project is an undertaking (the “Undertaking”) since it will have an adverse effect on the Drake-Merritt Building, which appears to meet the criteria for listing in the National Register of Historic Places, thereby making the Project subject to review under Section 106 of the National Historic Preservation Act (the “NHPA”), 54 U.S.C. § 306108, and its implementing regulations, 36 C.F.R. part 800; and

WHEREAS, the RD has defined the Undertaking's area of potential effect (the “APE”) as the parcel containing the Drake-Merritt Building as well as adjacent residential properties to the North on Water Street, to the East on Station Street, and dairy processing facilities to the South along Depot Street, encompassing a total of 8.2 acres; and

WHEREAS, the RD consulted with the Michigan State Historic Preservation Officer (the “SHPOfficer”) pursuant to 36 C.F.R. part 800; and

WHEREAS, the SHPOfficer is part of the State Historic Preservation Office (the “SHPO”); and

WHEREAS, the SHPO was transferred to the Michigan Strategic Fund (the “MSF”) pursuant to Executive Order 2019-13; and

WHEREAS, the RD has consulted with Dairy Distillery Alliance regarding the effects of the Undertaking on historic properties and has invited them to sign this Memorandum of Agreement (the “MOA”) as an invited signatory; and

WHEREAS, the RDA disclosed the Undertaking to Indian Tribes with a current or historic interest in Saint Joseph County for consideration of impacts to properties of cultural or religious significance and no responses were received; and

WHEREAS, the RD and Dairy Distillery Alliance have, through public meetings and internet postings, afforded the general public, property owners in the APE, the Village of Constantine, the Constantine Village Council, and other interested parties an opportunity to participate in and comment on the Undertaking in accordance with the public review process in 7 C.F.R § 1970.14 and 36 C.F.R § 800.2(d)(1); and

WHEREAS, the RD and Dairy Distillery Alliance have received no comments from the public or the contacted parties during the preliminary public notification process, but have received verbal support from the Constantine Village Council and local residents regarding the Project; and

WHEREAS, Dairy Distillery Alliance and the RD evaluated alternatives to the demolition of the Drake-Merritt Building, including: no project/no build; adaptive reuse within the existing building envelope; adaptive reuse with additions; and new construction. After careful and prudent consideration, only the new construction alternative was found to satisfy all of the Project’s objectives; and

WHEREAS, as used in this MOA, the RD, the SHPO and Dairy Distillery Alliance are sometimes referred to individually as a “Signatory” and collectively as the “Signatories”; and

WHEREAS, in accordance with 36 C.F.R. § 800.6(a)(1), the RD has notified the Advisory Council on Historic Preservation (the “ACHP”) of its adverse effect determination, providing the specified documentation, and the ACHP has chosen not to participate in the consultation pursuant to 36 C.F.R. § 800.6(a)(1)(iii).

NOW, THEREFORE, the RD, the SHPOfficer and Dairy Distillery Alliance agree that the Undertaking shall be implemented in accordance with the following stipulations in order to take into account the effects of the Undertaking on historic properties.

I. STIPULATIONS

The RD shall ensure that the following measures are carried out:

A. PUBLIC MONUMENT

Dairy Distillery Alliance will commission and install a monument adjacent to the Drake-Merritt Building and visible from the public right-of-way. The monument design will incorporate elements of the Art Deco style, which is the dominant style of the Drake-Merritt Building, and will include an information panel with images and historic information about the Drake-Merritt Casket Company and the Drake-Merritt Building. If possible, reuse of architectural materials from the building will be incorporated. The monument will be made from durable material that can withstand seasonal outdoor changes. The information panel shall include a QR code or URL directing visitors to a website hosted and maintained by Dairy Distillery Alliance with additional information about the history of the property. The monument, information panel and website shall be designed in consultation with a qualified historian or architectural historian who meets the Secretary of the Interior's Professional Qualification Standards found in 36 C.F.R. Part 61 ("Qualified Professional") and who shall assess the content and presentation to ensure that the Drake-Merritt Building's significant historic associations are incorporated into the monument. The content and plan for the monument and website shall be provided to the SHPO for a 30-calendar-day review period prior to finalization. Comments from the SHPO will be addressed and incorporated into a final version prior to installation of the monument.

B. RECORDATION PACKAGE

Prior to the commencement of the Undertaking, Dairy Distillery Alliance shall retain a Qualified Professional to prepare a recordation package for the Drake-Merritt Building so that there is a permanent record of its existence. The Qualified Professional shall prepare photographic documentation and a historical overview of the Drake-Merritt Building according to the SHPO Documentation Guidelines attached hereto as Attachment A. Unless otherwise agreed to by the SHPO Officer, Dairy Distillery Alliance shall ensure that all documentation is completed and accepted by the SHPO for deposit in the State Archives of Michigan prior to the commencement of the Undertaking. Dairy Distillery Alliance will provide additional original copies of the recordation package to the RD. Dairy Distillery Alliance shall include as part of the recordation package, if available, original or archival-quality copies of historic photographs of the Drake-Merritt Building; additionally, electronic versions of these photographs will be submitted to the SHPO.

II. DURATION

This MOA will expire if its terms are not carried out within five (5) years from the date of its execution by all of the Signatories. Prior to such time, the RD may consult with the other Signatories to reconsider the terms of this MOA and amend it in accordance with Stipulation VI below.

III. POST-REVIEW DISCOVERIES

If other potential historic properties are discovered or unanticipated effects on historic properties found, all construction in the area of discovery will stop and the SHPOfficer and the RD will be notified for evaluation before construction commences again.

IV. MONITORING AND REPORTING

Within twelve (12) months of the execution of this MOA by all of the Signatories, and for each twelve month period thereafter, and until it either (1) expires pursuant to Stipulation II or (2) is terminated pursuant to Stipulation VII, the RD shall provide a summary report detailing all work carried out pursuant to this MOA to all Signatories. Such report shall include any scheduling changes proposed, any problems encountered, and any disputes and objections received in the RD's efforts to carry out the terms of this MOA.

V. DISPUTE RESOLUTION

Should any Signatory to this MOA object (the "Objection") at any time to any actions proposed or the manner in which the terms of the MOA are implemented, the RD shall consult with such Signatory to resolve the Objection. If the RD determines that such Objection cannot be resolved, the RD will:

A. Forward all documentation relevant to the Objection, including the RD's proposed resolution, to the ACHP. The ACHP will provide the RD with its advice on the resolution of the Objection within thirty (30) days of receiving adequate documentation. Prior to reaching a final decision on the Objection, the RD shall prepare a written response that takes into account any timely advice or comments regarding the Objection from the ACHP and the Signatories, and provide them with a copy of this written response. The RD will then proceed according to its final decision.

B. If the ACHP does not provide its advice regarding the Objection within the thirty (30) day period, the RD may make a final decision on the Objection and proceed accordingly. Prior to reaching such a final decision, the RD shall prepare a written response that takes into account any timely comments regarding the Objection from the Signatories, and provide them and the ACHP with a copy of such written response.

C. The RD's responsibility to carry out all other actions subject to the terms of the MOA that are not the subject of the Objection remain unchanged.

VI. AMENDMENTS

The MOA may be amended when such an amendment is agreed to in writing by the Signatories. The amendment will be effective on the date it is signed by all of the Signatories and filed with the ACHP.

VII. TERMINATION

If any Signatory to this MOA determines that terms of this MOA will not or cannot be carried out, that Signatory shall immediately consult with the other Signatories to attempt to develop an amendment pursuant to Stipulation VI. If within thirty (30) days (or another time period agreed to by all Signatories) an amendment cannot be reached, any Signatory may terminate this MOA upon written notification to the other Signatories. The Signatory that terminates the MOA shall request that the ACHP comment pursuant to paragraph 36 C.F.R. § 800.9(c).

Once this MOA is terminated, and prior to work continuing on the Undertaking, the RD must either (a) execute a new MOA pursuant to 36 CFR § 800.6, or (b) request, take into account, and respond to the comments of the ACHP under 36 CFR § 800.7. The RD shall notify the Signatories as to the course of action it will pursue.

Execution of this MOA by the RD, the SHPOfficer and the Dairy Distillery Alliance and implementation of its terms evidence that the RD has taken into account the effects of the Undertaking on historic properties and afforded the ACHP an opportunity to comment.

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SIGNATORIES:

USDA Rural Development

_____ Date
By: Rob Nelson
Its: Deputy Director, Program Support Services

Michigan State Historic Preservation Office

_____ Date
By: Ryan M. Schumaker
Its: State Historic Preservation Officer

INVITED SIGNATORIES:

Dairy Distillery Alliance, LLC

_____ Date
By: Omid McDonald
Its: Manager

ATTACHMENT A

SHPO Documentation Guidelines

[Follows under this cover]



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 OF AGREEMENT

BETWEEN

**THE UNITED STATES DEPARTMENT OF AGRICULTURE RURAL DEVELOPMENT,
THE MICHIGAN STATE HISTORIC PRESERVATION OFFICER
AND THE DAIRY DISTILLERY ALLIANCE**

**REGARDING THE DAIRY DISTILLERY ALLIANCE PROJECT, CONSTANTINE,
SAINT JOSEPH COUNTY, MICHIGAN**

WHEREAS, the UNITED STATES DEPARTMENT OF AGRICULTURE RURAL DEVELOPMENT (the “RD”) plans to provide financial assistance to Dairy Distillery Alliance, LLC (the “Dairy Distillery Alliance”) for the demolition of the former Drake-Merritt Casket Company building (the “Drake-Merritt Building”) at 455 E. Water Street, Village of Constantine, Saint Joseph County, Michigan and the construction of a new milk permeate to low carbon fuel ethanol plant (the “Ethanol Plant”)(collectively, the “Project”); and

WHEREAS, Dairy Distillery Alliance is based in Novi, Michigan and is a joint venture between Michigan Milk Producers Association and Dairy Distillery USA, Inc. to construct the Ethanol Plant; and

WHEREAS, the RD plans to fund the Project pursuant to the Rural Energy for American Program Loans and Grants Program Federal Catalog Number 10.766; and

WHEREAS, the RD has determined that the Project is an undertaking (the “Undertaking”) since it will have an adverse effect on the Drake-Merritt Building, which appears to meet the criteria for listing in the National Register of Historic Places, thereby making the Project subject to review under Section 106 of the National Historic Preservation Act (the “NHPA”), 54 U.S.C. § 306108, and its implementing regulations, 36 C.F.R. part 800; and

WHEREAS, the RD has defined the Undertaking's area of potential effect (the “APE”) as the parcel containing the Drake-Merritt Building as well as adjacent residential properties to the North on Water Street, to the East on Station Street, and dairy processing facilities to the South along Depot Street, encompassing a total of 8.2 acres; and

WHEREAS, the RD consulted with the Michigan State Historic Preservation Officer (the “SHPOfficer”) pursuant to 36 C.F.R. part 800; and

WHEREAS, the SHPOfficer is part of the State Historic Preservation Office (the “SHPO”); and

WHEREAS, the SHPO was transferred to the Michigan Strategic Fund (the “MSF”) pursuant to Executive Order 2019-13; and

WHEREAS, the RD has consulted with Dairy Distillery Alliance regarding the effects of the Undertaking on historic properties and has invited them to sign this Memorandum of Agreement (the “MOA”) as an invited signatory; and

WHEREAS, the RDA disclosed the Undertaking to Indian Tribes with a current or historic interest in Saint Joseph County for consideration of impacts to properties of cultural or religious significance and no responses were received; and

WHEREAS, the RD and Dairy Distillery Alliance have, through public meetings and internet postings, afforded the general public, property owners in the APE, the Village of Constantine, the Constantine Village Council, and other interested parties an opportunity to participate in and comment on the Undertaking in accordance with the public review process in 7 C.F.R § 1970.14 and 36 C.F.R § 800.2(d)(1); and

WHEREAS, the RD and Dairy Distillery Alliance have received no comments from the public or the contacted parties during the preliminary public notification process, but have received verbal support from the Constantine Village Council and local residents regarding the Project; and

WHEREAS, Dairy Distillery Alliance and the RD evaluated alternatives to the demolition of the Drake-Merritt Building, including: no project/no build; adaptive reuse within the existing building envelope; adaptive reuse with additions; and new construction. After careful and prudent consideration, only the new construction alternative was found to satisfy all of the Project’s objectives; and

WHEREAS, as used in this MOA, the RD, the SHPO and Dairy Distillery Alliance are sometimes referred to individually as a “Signatory” and collectively as the “Signatories”; and

WHEREAS, in accordance with 36 C.F.R. § 800.6(a)(1), the RD has notified the Advisory Council on Historic Preservation (the “ACHP”) of its adverse effect determination, providing the specified documentation, and the ACHP has chosen not to participate in the consultation pursuant to 36 C.F.R. § 800.6(a)(1)(iii).

NOW, THEREFORE, the RD, the SHPOfficer and Dairy Distillery Alliance agree that the Undertaking shall be implemented in accordance with the following stipulations in order to take into account the effects of the Undertaking on historic properties.

I. STIPULATIONS

The RD shall ensure that the following measures are carried out:

A. PUBLIC MONUMENT

Dairy Distillery Alliance will commission and install a monument adjacent to the Drake-Merritt Building and visible from the public right-of-way. The monument design will incorporate elements of the Art Deco style, which is the dominant style of the Drake-Merritt Building, and will include an information panel with images and historic information about the Drake-Merritt Casket Company and the Drake-Merritt Building. If possible, reuse of architectural materials from the building will be incorporated. The monument will be made from durable material that can withstand seasonal outdoor changes. The information panel shall include a QR code or URL directing visitors to a website hosted and maintained by Dairy Distillery Alliance with additional information about the history of the property. The monument, information panel and website shall be designed in consultation with a qualified historian or architectural historian who meets the Secretary of the Interior's Professional Qualification Standards found in 36 C.F.R. Part 61 ("Qualified Professional") and who shall assess the content and presentation to ensure that the Drake-Merritt Building's significant historic associations are incorporated into the monument. The content and plan for the monument and website shall be provided to the SHPO for a 30-calendar-day review period prior to finalization. Comments from the SHPO will be addressed and incorporated into a final version prior to installation of the monument.

B. RECORDATION PACKAGE

Prior to the commencement of the Undertaking, Dairy Distillery Alliance shall retain a Qualified Professional to prepare a recordation package for the Drake-Merritt Building so that there is a permanent record of its existence. The Qualified Professional shall prepare photographic documentation and a historical overview of the Drake-Merritt Building according to the SHPO Documentation Guidelines attached hereto as Attachment A. Unless otherwise agreed to by the SHPO Officer, Dairy Distillery Alliance shall ensure that all documentation is completed and accepted by the SHPO for deposit in the State Archives of Michigan prior to the commencement of the Undertaking. Dairy Distillery Alliance will provide additional original copies of the recordation package to the RD. Dairy Distillery Alliance shall include as part of the recordation package, if available, original or archival-quality copies of historic photographs of the Drake-Merritt Building; additionally, electronic versions of these photographs will be submitted to the SHPO.

II. DURATION

This MOA will expire if its terms are not carried out within five (5) years from the date of its execution by all of the Signatories. Prior to such time, the RD may consult with the other Signatories to reconsider the terms of this MOA and amend it in accordance with Stipulation VI below.

III. POST-REVIEW DISCOVERIES

If other potential historic properties are discovered or unanticipated effects on historic properties found, all construction in the area of discovery will stop and the SHPOfficer and the RD will be notified for evaluation before construction commences again.

IV. MONITORING AND REPORTING

Within twelve (12) months of the execution of this MOA by all of the Signatories, and for each twelve month period thereafter, and until it either (1) expires pursuant to Stipulation II or (2) is terminated pursuant to Stipulation VII, the RD shall provide a summary report detailing all work carried out pursuant to this MOA to all Signatories. Such report shall include any scheduling changes proposed, any problems encountered, and any disputes and objections received in the RD's efforts to carry out the terms of this MOA.

V. DISPUTE RESOLUTION

Should any Signatory to this MOA object (the "Objection") at any time to any actions proposed or the manner in which the terms of the MOA are implemented, the RD shall consult with such Signatory to resolve the Objection. If the RD determines that such Objection cannot be resolved, the RD will:

A. Forward all documentation relevant to the Objection, including the RD's proposed resolution, to the ACHP. The ACHP will provide the RD with its advice on the resolution of the Objection within thirty (30) days of receiving adequate documentation. Prior to reaching a final decision on the Objection, the RD shall prepare a written response that takes into account any timely advice or comments regarding the Objection from the ACHP and the Signatories, and provide them with a copy of this written response. The RD will then proceed according to its final decision.

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C. The RD's responsibility to carry out all other actions subject to the terms of the MOA that are not the subject of the Objection remain unchanged.

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The MOA may be amended when such an amendment is agreed to in writing by the Signatories. The amendment will be effective on the date it is signed by all of the Signatories and filed with the ACHP.

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If any Signatory to this MOA determines that terms of this MOA will not or cannot be carried out, that Signatory shall immediately consult with the other Signatories to attempt to develop an amendment pursuant to Stipulation VI. If within thirty (30) days (or another time period agreed to by all Signatories) an amendment cannot be reached, any Signatory may terminate this MOA upon written notification to the other Signatories. The Signatory that terminates the MOA shall request that the ACHP comment pursuant to paragraph 36 C.F.R. § 800.9(c).

Once this MOA is terminated, and prior to work continuing on the Undertaking, the RD must either (a) execute a new MOA pursuant to 36 CFR § 800.6, or (b) request, take into account, and respond to the comments of the ACHP under 36 CFR § 800.7. The RD shall notify the Signatories as to the course of action it will pursue.

Execution of this MOA by the RD, the SHPOfficer and the Dairy Distillery Alliance and implementation of its terms evidence that the RD has taken into account the effects of the Undertaking on historic properties and afforded the ACHP an opportunity to comment.

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SIGNATORIES:

USDA Rural Development

_____ Date
By: Rob Nelson
Its: Deputy Director, Program Support Services

Michigan State Historic Preservation Office

_____ Date
By: Ryan M. Schumaker
Its: State Historic Preservation Officer

INVITED SIGNATORIES:

Dairy Distillery Alliance, LLC

_____ Date
By: Omid McDonald
Its: Manager

ATTACHMENT A

SHPO Documentation Guidelines

[Follows under this cover]

MICHIGAN STRATEGIC FUND

RESOLUTION 2024-082

**AUTHORIZATION OF THE STATE HISTORIC PRESERVATION OFFICER TO ENTER
INTO A PROGRAMMATIC AGREEMENT**

WHEREAS, the State Historic Preservation Office (the “SHPO”) was transferred to the Michigan Strategic Fund (the “MSF”) by Executive Order 2019-13;

WHEREAS, the State Historic Preservation Officer (the “SHPOfficer”) leads the SHPO;

WHEREAS, Section 106 of the National Historic Preservation Act, 54 U.S.C. § 306108, requires Federal agencies to take into account the effects of their undertakings on historic properties (the “Section 106 Process”);

WHEREAS, pursuant to 36 C.F.R. § 800.14(b)(2), a Federal agency may develop a programmatic agreement to govern their responsibilities in the Section 106 Process;

WHEREAS, the Federal Energy Regulatory Commission has requested that the SHPOfficer enter into a programmatic agreement regarding the implementation of issuing a subsequent license to the Indiana Michigan Power Company for the continued operation of the Constantine Hydroelectric Project in the Village of Constantine, Saint Joseph County, Michigan (the “PA”) (a draft is attached hereto as Exhibit A) to improve consistency, consultation, and accountability in fulfilling its responsibilities to comply with the Section 106 Process;

WHEREAS, the SHPO and the SHPOfficer desire to enter into the PA to fulfill their duties in the Section 106 Process; and

WHEREAS, the SHPOfficer is requesting authority to enter into the PA on behalf of the MSF in substantially the form of Exhibit A, with such changes as are considered necessary, after consultation with the AG’s office, and not materially adverse to the MSF (the “Request”).

NOW, THEREFORE, BE IT RESOLVED, the MSF Board approves the Request.

Ayes: Britany L. Affolter-Caine, Wesley Eklund, Rachael Eubanks, Michael B. Kapp (in lieu of Director Wieferich), Quentin L. Messer, Jr., Dan Meyering, Susan Tellier, Randy Thelen

Nays: None

Recused: None

Lansing, Michigan
May 21, 2024

Exhibit A

**Draft Programmatic Agreement Between the
Federal Energy Regulatory Commission and
the Michigan State Historic Preservation Officer
For Managing Historic Properties That May Be Affected
by Issuing a Subsequent License to Indiana Michigan Power Company for the
Continued and Operation
of the Constantine Hydroelectric Project in Saint Joseph County, Michigan
(Follows under this cover)**

**PROGRAMMATIC AGREEMENT
BETWEEN
THE FEDERAL ENERGY REGULATORY COMMISSION
AND
THE MICHIGAN STATE HISTORIC PRESERVATION OFFICER
FOR MANAGING HISTORIC PROPERTIES THAT MAY BE AFFECTED
BY ISSUING A SUBSEQUENT LICENSE TO INDIANA MICHIGAN POWER
COMPANY FOR THE CONTINUED AND OPERATION OF THE
CONSTANTINE HYDROELECTRIC PROJECT
IN ST. JOSEPH COUNTY, MICHIGAN
(FERC No. 10661-051)**

WHEREAS, the Federal Energy Regulatory Commission or its staff (hereinafter, "Commission") is proposing to act on an application for a subsequent license filed by Indiana Michigan Power Company (hereinafter, "Licensee") for the continued operation of the Constantine Hydroelectric Project No. 10661 (hereinafter, "Project") as authorized by Part I of the Federal Power Act, 16 U.S.C. sections 791(a) through 825(r), *as amended*; and

WHEREAS, the Commission has determined that issuing a license may affect properties included in or eligible for inclusion in the National Register of Historic Places (hereinafter, "historic properties"); and

WHEREAS, section 3.3.6 and Appendix A of the associated *Environmental Assessment for Hydropower License for the Constantine Hydroelectric Project*, dated December 2023, provides a description of the Project, the Project's area of potential effects (hereinafter, "APE"), historic properties, and anticipated effects identified as of the date of this Programmatic Agreement; and

WHEREAS, the APE for the Project is the land within the Project's boundaries; and

WHEREAS, the Commission has consulted with the Michigan Historic Preservation Officer (hereinafter, "Michigan SHPO") pursuant to 36 C.F.R. section 800.14(b) of the Advisory Council on Historic Preservation's (hereinafter, "Advisory Council") regulations (36 C.F.R. Part 800) implementing section 106 of the National Historic Preservation Act (54 U.S.C. § 306108; hereinafter, "section 106"); and

WHEREAS, the Licensee has participated in the consultation and has been invited to concur in this Programmatic Agreement; and

WHEREAS, the Project may affect lands important to the Forest County Potawatomi Community and the Pokagon Band of Potawatomi Indians (hereinafter, "Tribes"), and

the Tribes have participated in the consultation and have been invited to concur in this Programmatic Agreement; and

WHEREAS, the Commission will require the Licensee to implement the provisions of this Programmatic Agreement as a condition of issuing a subsequent license for the Project.

NOW THEREFORE, the Commission and the Michigan SHPO agree that the Project will be administered in accordance with the following stipulations in order to satisfy the Commission's section 106 responsibilities during the term of the Project's license.

S T I P U L A T I O N S

The Commission will ensure that, upon issuing a license for this Project, the Licensee implements the following stipulations. All stipulations that apply to the Licensee will similarly apply to any and all of the Licensee's successors. Compliance with any of the following stipulations does not relieve the Licensee of any other obligations it has under the Federal Power Act, the Commission's regulations, or its license.

I. HISTORIC PROPERTIES MANAGEMENT PLAN

- A. Within one year of license issuance for the Project, the Licensee will file with the Commission for approval an Historic Properties Management Plan (hereinafter, "HPMP") specifying how historic properties will be managed in the Project's APE, as defined in 36 C.F.R. section 800.16(d), during the term of the license. During the development of the HPMP, the Licensee will consult with the Michigan SHPO and the Tribes as defined in 36 C.F.R. section 800.2(c).¹ The Licensee will seek the Michigan SHPO's concurrence on the HPMP.
- B. The Licensee will take into account the "Archeology and Historic Preservation: Secretary of the Interior's Standards and Guidelines" (48 Fed. Reg. 44716 (September 29, 1983)); hereinafter, "Secretary's Standards") and the "Guidelines for the Development of Historic Properties Management Plans for FERC

¹ The Licensee must allow the consulting parties at least 30 days to respond to a request for a review of a finding or determination involving the HPMP and during the interim period, pursuant to Stipulation III of this Programmatic Agreement.

Hydroelectric Projects,”² while developing the HPMP. The HPMP will be developed by, or developed under the direct supervision of, a person or persons who meet(s), at a minimum, the professional qualifications standards for architectural history or archaeology in the Secretary’s Standards . To develop the HPMP, the individual or individuals need not possess both qualifications.

C. The HPMP will include, at a minimum, provisions for the:

1. identification of the APE for the Project and inclusion of a map or maps that clearly show the APE in relation to the Project’s boundaries;
2. completion, if necessary, of identification of any historic properties within the APE;
3. continued use and maintenance of historic properties;
4. treatment of historic properties threatened by Project-induced shoreline erosion,³ other Project-related ground-disturbing activities, and vandalism;
5. consideration and implementation of appropriate treatment that would minimize or mitigate unavoidable adverse effects on historic properties;
6. treatment and disposition of human remains that may be discovered, taking into account any applicable State laws and the Advisory Council’s “Policy Statement Regarding Treatment of Burial Sites, Human Remains, and Funerary Objects,” February 23, 2007;
7. notification and treatment procedures to address effects on any previously unidentified properties that are discovered during Project operation;

² This document was issued jointly by the Commission and the Advisory Council on May 20, 2002. The document is available at:
<https://www.ferc.gov/sites/default/files/2020-04/DevelopmentofHistoricPropertiesManagementPlans.pdf>

³ Project-induced shoreline erosion does not include shoreline erosion attributable to flood flows or phenomena, such as wind driven wave action, erodible soils, and loss of vegetation due to natural causes.

8. public interpretation of the historic and archeological properties within the boundaries of the Project;
9. a list of activities (e.g., routine repair, maintenance, and replacement in kind at the Project) not requiring consultation with the Michigan SHPO because these activities would have little or no potential effect on historic properties;
10. treatment procedures to address effects on historic properties in the event of a Project emergency; and
11. a periodic review of the HPMP by the Licensee, the Michigan SHPO, and the Tribes to ensure that the information in the HPMP continues to assist the Licensee in managing historic properties and updating the HPMP based on agency and tribal consultations.

II. HPMP REVIEW AND IMPLEMENTATION

- A. The Licensee will submit the HPMP, along with documentation of the views of the Michigan SHPO and the Tribes, to the Commission for review and approval.
- B. If the Michigan SHPO has concurred with the HPMP and the Commission determines that the HPMP is adequate, the Commission will forward a copy of the HPMP, along with the views of the Michigan SHPO and the Tribes, to the Advisory Council for filing.
- C. If the Michigan SHPO has not concurred with the HPMP, or the Commission finds the HPMP inadequate, the Commission will consult with the Licensee and the Michigan SHPO to seek agreement on the HPMP. If concurrence is not reached within 45 days, the Commission will request that the Advisory Council enter into consultation to seek agreement on the HPMP.
 1. If agreement is reached on the HPMP, the Commission will forward a copy of the revised HPMP to the Advisory Council for filing.
 2. If agreement on the HPMP cannot be reached among the Commission, the Michigan SHPO, and the Licensee, then the Commission will request that the

Advisory Council comment pursuant to Stipulation IV.B of this Programmatic Agreement.

- D. The Licensee will submit an annual report with the Michigan SHPO and the Tribes on activities conducted under the implemented HPMP. The report will contain a detailed summary of any cultural resources work conducted during the preceding year; if no work was completed, a letter from the Licensee will be prepared to that effect, and will satisfy the intent of this stipulation.

III. INTERIM TREATMENT OF HISTORIC PROPERTIES

- A. After a license for the Project has been issued, but before the HPMP has been approved by the Commission (hereinafter, “the Interim”), the Licensee will consult with the Michigan SHPO and the Tribes regarding the effects of the following actions that may be implemented in the Interim:
1. Project-related activities, including recreational developments, that require ground-disturbance;
 2. non-routine maintenance, new construction, demolition, or rehabilitation of historic properties; and
 3. Project-induced shoreline erosion of archeological sites not attributable to flood flows or phenomena, such as wind-driven wave action, erodible soils, and loss of vegetation due to natural causes.
- B. Consultation will be in accordance with 36 C.F.R. sections 800.4 and 800.5, with the Licensee acting as the Agency Official. If the Licensee and the Michigan SHPO agree that the activity will not adversely affect historic properties, the Licensee may proceed in accordance with any agreed-upon treatment measures or conditions.
- C. If either the Licensee or the Michigan SHPO determines that the activity will have an adverse effect on a historic property, and the affected property is a National Historic Landmark, the Licensee will submit the matter to the Commission, which will initiate the process set forth at 36 C.F.R. section 800.6. Otherwise, the Licensee and the Michigan SHPO will consult to develop a strategy for avoiding or mitigating such adverse effects. If the Licensee and the Michigan SHPO can reach agreement, the Licensee will implement the agreed-upon strategy. If they disagree, the Licensee will submit the matter to the Commission, which will

initiate the process set forth at 36 C.F.R. sections 800.6 and 800.7(a) through (c)(3).

IV. DISPUTE RESOLUTION

- A. If at any time during implementation of this Programmatic Agreement and the resulting HPMP, the Licensee, the Michigan SHPO, the Tribes, or the Advisory Council objects to any action or any failure to act pursuant to this Programmatic Agreement or the HPMP, they may file written objections with the Commission. In the event a written objection is filed with the Commission, the Commission will follow the steps listed below.
 - 1. The Commission will consult with the objecting party, and with other parties as appropriate, to resolve the objection.
 - 2. The Commission may initiate, on its own, such consultation to remove any of its objections.
- B. If the Commission determines that the objection cannot be resolved, the Commission will forward all documentation relevant to the dispute to the Advisory Council and request that the Advisory Council comment. Within 30 days after receiving all pertinent documentation, the Advisory Council will either:
 - 1. provide the Commission with recommendations, which the Commission will take into account in reaching a final decision regarding the dispute; or
 - 2. notify the Commission that it will comment pursuant to 36 C.F.R. sections 800.7(c)(1) through (c)(3), and proceed to comment.
- C. The Commission will take into account any Advisory Council comment, provided in response to such a request, with reference to the subject of the dispute, and will issue a decision on the matter. The Commission's responsibility to carry out all actions under this Programmatic Agreement that are not the subject of dispute will remain unchanged.

V. AMENDMENT AND TERMINATION OF THIS PROGRAMMATIC AGREEMENT

- A. The Commission, the Licensee, the Michigan SHPO, or the Tribes may request that this Programmatic Agreement be amended, whereupon these parties will

consult in accordance with 36 C.F.R. section 800.14(b) to consider such amendment.

- B. The Commission or the Michigan SHPO may terminate this Programmatic Agreement by providing 30 days written notice to the other parties, provided that the Commission, the Licensee, the Michigan SHPO, and the Tribes consult during the 30-day notice period in order to seek agreement on amendments or other actions that would avoid termination. In the event of termination, the Commission will comply with 36 C.F.R. sections 800.3 through 800.7(c)(3), with regard to individual actions covered by this Programmatic Agreement.

VI. DURATION OF THIS PROGRAMMATIC AGREEMENT

The provisions of this Programmatic Agreement will remain in full force and effect for the term of the license and any subsequent annual license.

Execution of this Programmatic Agreement, and its subsequent implementation, is evidence that the Commission has satisfied its responsibilities pursuant to section 106 of the National Historic Preservation Act, *as amended*, for all individual actions carried out under the license. Provided, however, that unless and until the Commission issues a license for the Project and this Programmatic Agreement is incorporated by reference therein, this Programmatic Agreement has no independent legal effect for any specific license applicant or Project.

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Programmatic Agreement
Project No. 10661-051

8

FEDERAL ENERGY REGULATORY COMMISSION

By: _____ Date: _____

Vince Yearick, Director

Division of Hydropower Licensing

MICHIGAN STATE HISTORIC PRESERVATION OFFICER

By: _____ Date: _____

Ryan Schumaker

Michigan State Historic Preservation Officer

Programmatic Agreement
Project No. 10661-051

10

CONCUR: Pokagon Band of Potawatomi Indians

By: _____ Date: _____

Matt Bussler

Tribal Historic Preservation Officer

Programmatic Agreement
Project No. 10661-051

11

CONCUR: Forest County Potawatomi Community

By: _____ Date: _____

Benjamin Rhodd

Tribal Historic Preservation Officer

Programmatic Agreement
Project No. 10661-051

12

CONCUR: Indiana Michigan Power Company

By: _____ Date: _____

Jonathan Magalski
Environmental Supervisor



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF TRANSPORTATION
LANSING

BRADLEY C. WIEFERICH, P.E.
ACTING DIRECTOR

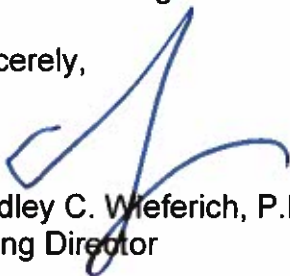
January 3, 2023

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



MEMORANDUM

Date: May 21, 2024

To: Michigan Strategic Fund Board

From: Julius L. Edwards, Director, Commercial Real Estate Investment

Subject: Request for Approval of a Michigan Community Revitalization Program
Grant Agreement Amendment #2
Bogan Developments, LLC

Request

Bogan Developments, LLC (“Company”) is requesting approval of amendments to the Michigan Community Revitalization Program Grant agreement and any related ancillary agreements (“Agreement”). The requested amendments include requests to amend: 1) language within the Agreement incorrectly references “a two-story building”. That language will be replaced with language referencing “two single-story buildings”; 2) remove language in Milestone Two requiring corresponding evidence that all costs/invoices have been paid; and 3) move Milestone Two language referencing the corresponding evidence for payment and the need for clear title work and lien waivers to a new “Post Disbursement” Milestone Three, due no later than December 31, 2025. All other terms of the current Agreement will remain the same.

Background

On March 28, 2023, the Michigan Strategic Fund Board approved a \$1,080,000 Michigan Community Revitalization Program (“MCRP”) Performance-Based Grant to the Company for the purpose of redeveloping a brownfield site with a mixed-use project that will add 13 housing units and 2,000 square feet of space for a childcare facility on the northside of downtown Kalamazoo.

An amendment to the project was approved on January 23, 2024, to reduce the amount of financing required from the Company’s senior lender as part of Milestone One, as well as extending the due date of Milestone One. This amendment allowed the Company to remain in compliance with the Grant Agreement and for the project to continue.

The need for the above amendments will fix an administrative error in the description of the property and allow disbursement of the MCRP funds to pay for the final invoices remaining to complete the project. Additionally, the final requested amendment will ensure the property is free of liens following completion.

The project is complete and requested changes will allow the Company to remain in compliance with the Agreement.

Recommendation

The MEDC staff recommends approval of amendments to the MCRP Agreement as described above.

MICHIGAN STRATEGIC FUND

RESOLUTION 2024-083

APPROVAL OF AN AMENDMENT TO A MICHIGAN COMMUNITY REVITALIZATION PROGRAM GRANT AWARD FOR BOGAN DEVELOPMENTS, LLC

WHEREAS, the Michigan legislature amended the Michigan Strategic Fund Act, MCL 125.2001 et. seq. (the “Act”), to add Chapter 8C (being MCL 125.2090 – MCL 125.2090d) to enable the Michigan Strategic Fund (the “MSF”) to create and operate the Michigan Community Revitalization Program (the “MCRP”) to provide incentives in the form of grants, loans and other economic assistance for redevelopment of communities in Michigan;

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

WHEREAS, on December 21, 2011, by Resolution 2011-185, the MSF (i) created the MCRP, (ii) adopted the guidelines for the MCRP, as later amended on January 25, 2022 (the “Guidelines”);

WHEREAS, pursuant to SFCR 125.2090-1, (the “Delegation”) the MSF 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 MCRP; (the “Transactional Documents”)

WHEREAS, the Act and the Delegation require that MCRP awards over \$1 million must be approved by the MSF Board;

WHEREAS, by Resolution 2023-054 on March 28, 2023, the MSF Board awarded a MCRP Grant award to Bogan Developments, LLC (the “Company”), in furtherance of the project of up to \$1,080,000 (the “Award”);

WHEREAS, by Resolution 2024-004 on January 23, 2024, the MSF Board approved a MCRP amendment to change the minimum evidence of financing through a federally insured lender to \$3,136,000 and to extend the due date of Milestone One;

WHEREAS, the Company is requesting and MEDC is recommending that the MSF Board amend the Award to: 1) correct language within the Agreement incorrectly references “a two-story building”. That language will be replaced with language referencing “two single-story buildings”; 2) remove language in Milestone Two requiring corresponding evidence that all costs/invoices have been paid; and 3) move Milestone Two language referencing the corresponding evidence for payment and the need for clear title work and lien waivers to a new “Post Disbursement” Milestone Three, due no later than December 31, 2025. All other requirements remaining in place for the Award (the “MCRP Amendment Recommendation”).

NOW, THEREFORE, BE IT RESOLVED, the MSF Board approves the MCRP Amendment Recommendation.

Ayes: Britany L. Affolter-Caine, Wesley Eklund, Rachael Eubanks, Michael B. Kapp (in lieu of Director Wieferich), Quentin L. Messer, Jr., Dan Meyering, Susan Tellier, Randy Thelen

Nays: None

Recused: None

Lansing, Michigan
May 21, 2024



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: May 21, 2024

To: Michigan Strategic Fund Board

From: Justine Johnson, Chief Mobility Officer and Senior Vice President, MEDC, State of Michigan

Subject: MSF Designees to the American Center for Mobility's Board of Directors

Request

This is a request for the MSF Board to designate Eric Shreffler to replace Trevor Pawl on the American Center for Mobility's ("ACM") Board of Directors. As the Senior Marketing/Industry Development Executive within the MEDC's Industry and Market Services Division, Mr. Shreffler is well qualified to serve in this role. In addition, he previously served on the ACM Board of Directors.

Background

In 2016, the Willow Run Arsenal of Democracy Landholdings Limited Partnership ("LP") purchased the former Willow Run Powertrain Plant real estate parcels in Ypsilanti, Michigan to facilitate the ultimate re-development and operation of the connected and automated vehicle technology, research, validation, and testing facilities located thereon by ACM (collectively, the "Project"). The MSF's investment in the Project is \$35 million.

As provided by the by-laws of ACM, the MSF is entitled to designate two individuals to serve as directors on the ACM Board of Directors. On February 8, 2024, the MSF Board designated Justine Johnson, Chief Mobility Officer and Senior Vice President of the MEDC to serve in one the seats. This recommendation would fulfill the MSF's responsibility to appoint two ACM Board members.

Recommendation

The MEDC recommends the MSF Board designate Eric Shreffler to the ACM Board of Directors to replace Trevor Pawl as one of the MSF's two entitled designees.

**MICHIGAN STRATEGIC FUND
RESOLUTION 2024-084**

**APPROVAL OF MSF DESIGNEES TO THE
AMERICAN CENTER FOR MOBILITY BOARD OF DIRECTORS**

WHEREAS, the Michigan legislature enacted the Michigan Strategic Fund Act, MCL 125.2001 et. seq., to enable 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, on March 22, 2016, by Resolution 2016-026, the MSF approved the MSF’s participation as a senior Class A limited partner in the Willow Run Arsenal of Democracy Landholdings Limited Partnership (“LP”);

WHEREAS, in 2016, the LP purchased of the former Willow Run Powertrain Plant real estate parcels in Ypsilanti, Michigan to facilitate the ultimate re-development and operation of the connected and automated vehicle technology, research, validation and testing facilities located thereon by the American Center for Mobility, a Michigan non-profit corporation (“ACM”) (collectively, the “Project”);

WHEREAS, the MSF has invested an aggregate of \$35 million into the LP for the Project (by Resolution 2016-026 on March 22, 2016, Resolution 2016-122 on July 26, 2016, and Resolution 2017-058 on April 25, 2017, collectively);

WHEREAS, pursuant to the By-laws of ACM, the MSF Board has the right to designate two directors to the ACM Board of Directors; and

WHEREAS, the MEDC recommends the MSF designate Eric Shreffler to replace Trevor Pawl on the ACM Board of Directors.

NOW, THEREFORE, BE IT RESOLVED, the MSF designates Eric Shreffler to the ACM Board of Directors.

Ayes: Britany L. Affolter-Caine, Wesley Eklund, Rachael Eubanks, Michael B. Kapp (in lieu of Director Wieferich), Quentin L. Messer, Jr., Dan Meyering, Susan Tellier, Randy Thelen

Nays: None

Recused: None

Lansing, Michigan
May 21, 2024



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,

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Bradley C. Wieferich, P.E.
Acting Director

cc: M. Kapp
Executive File

**MICHIGAN STRATEGIC FUND
RESOLUTION**

2024-075

**APPROVAL OF THE MAY 21, 2024, 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. Proposed April 16, 2024, Meeting Minutes
- b. Travel Marketing: Approval of Accessibility Grant Award Recommendations Round Two
- c. Request for Proposals: Germany/Austria/Switzerland Tourism Marketing Representative
- d. Request for Proposals: United Kingdom/Ireland Tourism Marketing Representative
- e. FY24 Contract Amendment: Michigan Israel Business Accelerator
- f. Detroit Medical Center Renaissance Zone Extension
- g. SHPO Dairy Distillery Memorandum of Agreement & Constantine Hydroelectric Programmatic Agreement
- h. Bogan Developments, LLC: MCRP Grant Amendment
- i. MSF Designee to the American Center for Mobility’s Board of Directors

Ayes: Britany L. Affolter-Caine, Wesley Eklund, Rachael Eubanks, Michael B. Kapp
(in lieu of Director Wieferich), Quentin L. Messer, Jr., Dan Meyering, Susan
Tellier, Randy Thelen

Nays: None

Recused: None

Lansing, Michigan
May 21, 2024



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: May 21, 2024

To: Michigan Strategic Fund Board

From: Christin Armstrong, SVP, Business Development Programs and Execution
Paul O'Connell, VP, Real Estate Development

Subject: Flint and Genesee Group Foundation - Strategic Site Readiness Program Grant
Request to Support Assembly of the Advanced Manufacturing District of Genesee County

Request

This is a request from the Flint and Genesee Group Foundation (the “Applicant”) for incentive assistance in the amount of \$250,000,000 of Strategic Site Readiness Program (“SSRP”) for site readiness activities to support land acquisition and site and infrastructure development activities at the Advanced Manufacturing District of Genesee County (the “AMD”) site in the Township of Mundy, Genesee County, Michigan (the “Request”).

Background

As Michigan continues to compete for transformational projects in critical industries supported by federal industrial policy – including EV/battery, semiconductor, clean tech/energy, and defense/aerospace – strengthening our inventory of available greenfield sites, of all sizes, remains paramount. This includes large sites of 1,000+ acres of which there are very few remaining across the U.S. – making them highly sought after. Currently, Michigan has only one remaining large site: the AMD in Mundy Township. The AMD consists of approximately 1,000 acres of land located in an area defined by Hill Road to the south, Elms Road to the West, Maple Road to the North, and Jennings Road to the East.

Public Act 134 of 2021 established the strategic site readiness program and its purpose is to create a state-wide inventory of investment-ready sites of all sizes to attract and promote investment in Michigan for activities on, or related to, strategic sites. On January 11, 2022, the MSF Board established the SSRP pursuant to the requirements of PA 134 of 2021 and approved the SSRP Guidelines (the “SSRP Guidelines”).

Applicant History

The Applicant aims to strengthen the local economy and create a place where people thrive, and businesses invest and grow. The team works to accomplish this through targeted programs and services and strong partnerships.

- Flint & Genesee Chamber, which adds capacity to small businesses
- Flint & Genesee Economic Alliance, which offers business development support
- Flint & Genesee Education & Talent, which prepares youth and adults for academic and career success
- Explore Flint & Genesee, which promotes the region and enhances tourism

The Applicant has been working collaboratively with the MEDC to develop the AMD site for several years. Currently the site is the most advanced large-scale site in Michigan, in the highly competitive market for mega sites across the country. Funding the land assemblage and site due diligence will create a more attractive site for business attraction and expansion opportunities. The MEDC has pitched this site to several transformational projects to date and the site has been selected for near term site visits by prospects.

The background review process for the Applicant was completed in accordance with the MSF Background Review Policy on January 24, 2024, and the project may proceed for MSF consideration.

Project Description

The AMD of Genesee County site land control and development has been in process for several years. The site is situated between Elms Road (West), Linden Road (East), W. Hill Road (South), and Maple Road (North). Since 2022, the Applicant embarked on a significant initiative aimed at establishing a mega site for utilization by the State. This includes gaining control of 22 parcels to date, spanning over 1,000 acres of land by way of option agreements.

Current State

Last month, the MSF Board approved an initial \$9,247,683 million SSRP grant to support the land assembly at AMD, with significant support voiced by the community. This month, the Real Estate team will be bringing an SSRP request that builds on last month's initial investment. For the past several years, Flint and Genesee Group Foundation (FGGF) has endeavored to position the AMD for future business investment by gaining control of significant tracts of land within the AMD (in the form of both outright purchase of parcels and options to purchase parcels) and conducting initial site due diligence. On April 16, 2024, the MSF Board took an important step in ensuring that the FGGF could maintain control over parcels that are a critical component of the AMD by authorizing/approving a \$9,247,683 SSRP to conduct eligible activities including land acquisition and site due diligence.

In order to complete these efforts to secure parcels, conduct additional due diligence, and take additional actions to prepare the site for future investment is critical to ensuring that Michigan can compete for catalytic and transformational projects, the FGGF has requested a SSRP grant of up to \$250 million to conduct Eligible Activities as defined in the SSRP, including land acquisition and assembly, demolition of structures within the AMD, and preliminary site preparation work. A copy of the proposed Term Sheet is attached as Appendix A to the Resolution. The terms and conditions proposed for this SSRP grant are consistent with SSRP grant awards previously approved by the MSF Board.

This new grant will supplement and complement the previously awarded \$9,247,683 SSRP grant by supporting land acquisition of all parcels within the AMD, conducting due diligence on the parcels, and doing some demolition and initial site clearing work. With active projects considering the site, the urgency of timing is underscored. The scope of the investment into site readiness efforts on the AMD site are relevant to any end-user and remains a strategic imperative to undertake in any circumstance, particularly given the current, limited inventory of greenfield sites of this size nationally.

To ensure the viability and attractiveness of this development, it has become evident that adding to and consolidating these parcels into a regular and contiguous site is essential. This consolidation will bolster the capacity to attract business investment. The Applicant is seeking funding support to create and maintain the contiguous mega site. This strategic step will enable the Applicant to facilitate the cohesive development necessary to meet the requirements and expectations of potential partners and businesses. The assemblage of the site will make the site more attractive to potential end users and will facilitate the successful marketing of a project to the site.

The Applicant has received feedback from outside experts and site consultants that the marketability of the site is currently negatively impacted by the irregular shape of the currently controlled site and that by securing as many of the parcels as possible will improve the attractiveness of the site for a transformational project for Genesee County and the State of Michigan.

Community Preparedness for Large Advanced Manufacturing Opportunities:

The Charter Township of Mundy amended its zoning ordinance to establish the Advanced Manufacturing Overlap District for the AMD site. The purpose of the overlay district is to

“provide an environment where high tech uses and functions such as engineering, design, research and development, advanced manufacturing, computer assisted design, robotics, numerical control equipment, prototype development, biotechnology, medical research and development, materials testing, telecommunications, and related storage and assembly operations associated with principal permitted uses can be located to encourage job creation and appropriate growth in the portions of

the Township with access to necessary public facilities and in close proximity to transportation assets like I-69 and Bishop International Airport.”¹

The MEDC and the FGGF have a long-term plan to assemble the parcels needed to make the AMD a contiguous parcel as envisioned by the Mundy Township charter amendment. While the site currently does not have a specific end user identified, the State of Michigan is actively competing for significant projects seeking to locate in the AMD. The readiness of the site is a significant factor in those decisions, and it is necessary for the State to continue its efforts to de-risk the site to attract transformational private investment projects through control, due diligence, and preliminary site preparation work.

Protecting the environment is paramount to the development of the AMD. Any development on the site will be subject to the state and local permitting process, including environmental regulatory and permitting processing through the Department of Environment, Great Lakes, and Energy (EGLE). Mundy Township also has an added requirement for developers to complete certain biological assessments on the site.

Development within the AMD will also be subject to the overlay district design standards set forth in the Mundy Township Zoning Ordinance. These design standards are meant to ensure development within the AMD does not negatively impact the surrounding area and will require generous landscaping, buffers and screening, and high-quality buildings. The overlay district also places use limitations on the surrounding roads to further minimize any negative impact on the surrounding area. Access drives for employees, visitors and truck traffic for uses in the AMD shall be to Maple Road. Any access drives to Linden, Elms, or Jennings Road shall be limited to emergency use only. Truck traffic for the AMD must be directed to Maple and Linden Roads and to the I-69/Bristol Road or US-23/Bristol Road interchanges and directed away from the Hill Road/US-23 interchange.

The Mundy Township Planning Commission has the authority to approve the design and overall aesthetics of structures that are visible from Hill, Elms, Linden, Jennings or Maple Roads. The Planning Commission is also empowered to restrict the use of unacceptable construction methods and materials as specified in the overlay district provisions of the Mundy Township Zoning Ordinance.

Eligibility

Flint Genesee Group Foundation is a local economic development corporation and is therefore an eligible applicant for SSRP funds. The scope of the project consists of land acquisition and assembly, demolition of buildings on the site and professional fees which are all eligible activities for SSRP funds.

The application for this grant was reviewed using the criteria outlined in Act 270 of 1984 125.2088t Sec. 88t (3, 4, 5a, and 6).

The site is currently within an Advanced Manufacturing Overlay district which provides for heavy industrial use at the site.

Appendix A addresses the SSRP statutory and programmatic considerations.

Recommendation

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

¹ Section 11.02, Charter Township of Mundy Ordinance 19-123-Z.

APPENDIX A – SSRP Programmatic Considerations

Key Statutory Criteria

Per section 88t of the MSF Act, to the extent reasonably applicable as reasonably determined by the MSF board to the type of project proposed, the MSF shall consider and document at least all of the following criteria for all SSRP awards before entering into a written agreement:

- **What is the importance of the project or Eligible Activities to the community in which is located and Michigan?** The AMD is in the heart of Genesee County, Michigan, a vibrant community centered around the birthplace of General Motors, Flint Michigan. The area boasts a rich manufacturing heritage, a ready workforce, strong talent pipelines, and all the infrastructure assets an industrial user requires. Additional financial support of AMD is a strategic step that will enable maintained control over the existing parcels, acquisition of additional properties, and facilitate further due diligence and public awareness campaigns required for success. The AMD provides the opportunity to bring a transformational advanced manufacturing business to the area. This will have an overwhelmingly positive impact on the community by providing new and more employment opportunities for individuals and pumping millions of dollars into the local economy and area small businesses.
- **Will the project act as a catalyst for additional revitalization of the community where it is located and Michigan?** Yes, development of this site will be transformational to the Genesee County Community and overwhelmingly positive. Genesee County has suffered large jobs losses and economic distress. The AMD will attract significant business investment and create thousands of direct and indirect jobs, contributing to more economic growth and prosperity to a hard-hit community.
- **What is the amount of local community and financial support for the project?** No local public dollars have been committed at this time. Mundy Township municipal leaders have laid the foundation for rapid development on the site and are ready to work with potential end users to navigate challenges and support their timelines. Community sentiment polling conducted in August 2023 among registered voters in Genesee County and over sampled in the townships that surround AMD shows residents support developing a major manufacturing project in Mundy Township by a 72-22 margin. Additionally, many leading businesses and organizations of Genesee County have publicly expressed their support for AMD (see list [here](#)).
- **Has there been any other economic assistance or support provided by Michigan for the project? If yes, what is the amount?** Approximately \$9.25M in SSRP and \$250,000 through the Build Ready Sites Program.
- **Has there been any other economic assistance or support provided by the federal government for the project, including without limitation, federal appropriations, or tax credits? If yes, what is the amount?** No
- **Has there been any private funds or investments for the project, including the Eligible Applicant's own investments in the project? If yes, what is the amount?** \$750,000 through the C.S. Mott Foundation
- **What is the Eligible Applicant's financial need for a grant, loan, or other economic assistance under the SSRP?** The Applicant needs \$250,000,000 to support the ongoing land assembly/acquisition and site development work for the AMD.
- **What is the extent of reuse of vacant buildings, public or private, reuse of historic resources and redevelopment of blighted property?** Based on a Historic Preservation study conducted by Kidorf Preservation Consulting, it is their opinion that no historic properties will be affected by any future manufacturing plant on the current site plan.

- **Is the project financially and economically sound? If yes, please explain.** Yes, the total financial need currently is \$250,000,000. Extensive work has been done with Plante Moran to ensure the financial stability of the project.
- **Will the project convert an abandoned public building(s) to private use? If yes, please explain.** No
- **Will the project promote sustainable development? If yes, please explain.** The AMD is one of the largest sites currently being assembled in Michigan, which will offer a wealth of benefits to the entire Genesee County and greater Detroit Region. Overall, a robust job market creates a cycle of economic activity that significantly bolsters public and private revenue streams. Further, by developing the AMD the region will have more opportunities to diversify the economy and gain more resiliency and sustainability for its communities.
- **Will the project involve the rehabilitation of a historic resource? If yes, please explain.** No
- **Will the project address areawide redevelopment? If yes, please explain.** Yes, Genesee County is in the middle of a transformation that has attracted more than \$1 billion dollars in manufacturing investment in recent years. An ambitious vision to capitalize on assets, continue to invest in growth, and turn community into a thriving hub for advanced manufacturing has been a driving force for this development effort. The development of AMD will eventually lead to the creation of thousands more jobs and billions of more dollars of investment in Genesee County.
- **Will the project address underserved markets of commerce? If yes, please explain.** Yes, Genesee County is an underserved market of commerce due to several factors that have hindered its economic development in recent years. Flint, the county seat, has faced a declining population and a loss of manufacturing jobs, impacting the city's economic vitality. The water crisis exacerbated the challenges by eroding trust in public institutions and further discouraging business investments. High poverty rates, limited access to quality education, and a lack of investment in infrastructure have created significant challenges for businesses and entrepreneurs. These factors, coupled with a need for revitalization, make Flint and the surrounding Genesee County an underserved market, lacking the resources and opportunities necessary to foster robust commercial growth. Efforts to address these challenges are crucial to unlocking the county's economic potential and providing opportunities for both businesses and residents.
- **What is the level and extent of environmental contamination?** None identified in completed Phase one environmental assessment. Additional site due diligence will be conducted through the land assembly process. Protecting the environment is paramount to the development of the AMD. Any development on the site will be subject to the state and local permitting process, including environmental regulatory and permitting processing through EGLE. Mundy Township has an additional requirement for developers to complete certain biological assessments on the site. Development within the AMD will also be subject to the overlay district design standards set forth in the Mundy Township Zoning Ordinance. These design standards are meant to ensure development within the AMD does not negatively impact the surrounding area and will require generous landscaping, buffers and screening, and high-quality buildings.
- **Whether and how the project will compete with or affect existing Michigan businesses within the same industry?** The site is targeting advanced manufacturing companies. In the short-term creating thousands of jobs at the site may be a challenge for other businesses hiring in the area, however, a more robust job market will be easier for all to attract talent. Further, this investment will lead to millions of dollars coming into the local economy; this will provide great opportunities for area small businesses.

- **Whether and how the project's proximity to rail and utility will impact the performance of the project and will maximize energy and logistics needs in the community in which it is located, and in Michigan.** The site's adjacent CN rail, access to I-69, US 23, I-75 via seven interstate interchanges within five miles, and the proximity to Bishop International Airport are all logistical assets for an eventual end user of the site.
- **The risk of obsolescence that the project, products, and investments in the future.** The clients targeted for using AMD are leading in next generation technologies, delaying the risk of obsolescence in the future.
- **The overall return on investment to Michigan.** Positioning this site for investment is anticipated to generate a positive return on investment for the State.
- **Is the proposed Strategic Site or Mega-Strategic Site incorporated into a strategic plan of a political subdivision of Michigan; and if yes, please explain and provide documentation.** Yes, Mundy Township has identified the northern part of the township as an ideal location for the expansion labor activities for decades as references in the Townships Master Plan from 2010 (see page 63 in this [link](#)). More recently, Mundy Township approved a zoning ordinance change to add an advanced manufacturing overlay district to the northwestern portion of the township, which is where the AMD site is located. Mundy Township is currently developing their newest Master Plan and has indicated this site will be included.

Additionally, under Section 88t of the MSF Act, since the end user of the mega-strategic site is not identified, the MSF Board shall also consider:

- **Explain how the requested funds will be used to advance an individual site to an investment ready status, with specific costs, timelines, and deliverables for business attraction purposes.** As of 2022, the Applicant embarked on a significant initiative aimed at establishing a large site to large project opportunities. This includes gaining control of over 22 parcels to date, spanning over 1,000 acres of land by way of option agreements. To ensure the viability and attractiveness of this development, it has become evident that adding to and consolidating these parcels into a contiguous large site is essential. This consolidation will bolster FGGF's capacity to attract and accommodate prospective companies effectively. The FGGF is seeking funding support to create and maintain the contiguous large site. This strategic step will enable the FGGF to maintain control over the existing parcels and facilitate the cohesive development necessary to meet the requirements and expectations of potential partners and businesses.
- **What is the current capacity to the site for Electric, gas, water, and sewer?**

Water

- a. The site has a pipeline adjacent to the site to supply 5 MGD of potable water immediately via the Genesee County Water System.
- b. The Genesee County Water System can provide a new user up to 64 MGD of raw, based on existing permits and current peak usage.
- c. The Genesee County Water System has approximately 9 MGD potable water available without any additional treatment infrastructure needed.

Sewer

- a. Genesee County wastewater system meets the needs of a heavily industrialized community, complies with all Federal and State regulations, and protects the local watershed. The system currently has excess capacity and is ready to meet the needs of the future.
- b. The site has an interceptor sewer line within 1 mile of site with 10 MGD available capacity immediately.

- c. The Genesee County Wastewater Treatment Plan has approximately 30 MGD capacity immediately available.

Electric

- a. Very robust and able to meet the demands and timelines of heavy transformational projects.

Gas

- b. Very robust and able to meet the demands and timelines of heavy transformational projects.

- **What is the maximum feasible capacity to the site within 36 months for Electric, gas, water and sewer?**
 - a. 55 MGD potable water
 - b. 45 MGD of sewer
 - c. 1,300 MW (Consumers Energy has more detailed information)
 - d. Sufficient Gas (Consumers Energy has more detailed information)

Speed to Market

- **How will the proposed project improve the level of competitiveness for business attraction (status of assemblage, site control, and status of site readiness)?** The proposed project will allow FGGF to acquire the existing parcels and additional parcels to ensure the project site is a complete rectangle.
- **What percentage of the overall site is currently assembled?** 89.6%
- **What percentage of the site is currently controlled by the applicant via ownership, option agreement, development, or other agreement with the landowner?** 89.6%

Investment

- **What is the overall projected return on investment to the state?** Positioning this site for investment is anticipated to generate a positive return on investment for the State.

Talent Jobs and Wages

- **What workforce training facilities or agencies could service the site?**

Immediately in the county:

- a. Kettering University (10-minute drive)
- b. University of Michigan – Flint (10-minute drive)
- c. Mott Community College (10-minute drive)

Within a 60-minute drive of the site:

- a. Michigan State University
- b. University of Michigan – Dearborn
- c. University of Michigan – Ann Arbor
- d. Oakland University

- **What is the available workforce that would support this site?** There are approximately 690,000 workers (a denser concentration than the US average) with relevant experience for advanced manufacturing jobs within 60 minutes of site. The MEDC works closely with talent and workforce partners to ensure that any company can attract and retain the necessary workforce to make their investment successful.

- **What impact will development of the site have on qualified jobs at the site location and within the state?** The development of this site will have a tremendous positive impact on the community and state. Genesee County is an economically hard-hit community that has long suffered job losses. At the same time, the County has a rich heritage of manufacturing and strong talent pipelines to support industry. Further, Genesee County is a part of the dynamic Detroit Region one of the nation's best regions for engineering, technology, and advanced manufacturing talent. This site provides the opportunity to attract thousands of new jobs in new industries and next generation technology to add resilience to the community, regional, and state of Michigan economies. Ultimately, a large investment at this site will dramatically increase the prosperity of the community, region, and state for generations.
- **Will the projected wages equal or exceed the average wage for the county in which the site is located?** It is expected that the wages of employees of a company locating on this site would exceed the average wage for the county.
- **What are the projected primary SOC Codes for the most likely end users of the site?** The FGGF is marketing the site to next generation technologies in the advanced manufacturing space.
- **What industries is the community targeting for the site?** The FGGF is marketing the site to next generation technologies in the advanced manufacturing space. This includes semiconductor fabrication, EV battery assembly, and aerospace.

Regional Community Support and Impact

- **Is the site zoned or master planned with a classification that would allow for its projected end use?** The advanced manufacturing overlay district includes the following permissible uses: light industrial uses; medium industrial uses; certain heavy industrial uses; wholesale or warehousing businesses or freight terminals associated with an industrial or manufacturing uses; on-site solar energy systems; professional office, education, and training and similar uses associated with the principal advanced manufacturing use; limited retail, restaurant, medical and dental, and other services uses strictly intended to serve employees of the principal use; government building and uses; essential services; and accessory building and uses that are customarily incidental to any of the permitted uses.
- **Explain the regional and local support for the site, including the strategic importance and prioritization of the site to the community.** The development of this site will have a tremendous positive impact on the community and state. Genesee County is an economically hard-hit community that has long suffered job losses. At the same time, the County has a rich heritage of manufacturing and strong talent pipelines to support industry. Further, Genesee County is a part of the dynamic Detroit Region one of the nation's best regions for engineering, technology, and advanced manufacturing talent. This site provides the opportunity to attract new industries and next generation technology to add resilience to the community, regional, and state of Michigan economies. Ultimately, a large investment at this site will dramatically increase the prosperity of the community, region, and state for generations.
- **Is the site supported by a strategic or other plan addressing business attraction and investment in the region?** The AMD site is one of three large scale sites in the state of Michigan best positioned to attract large transformational projects. FGGF has worked with outside consultants to review the site and provide feedback on how to best position the site for future development. Based on current market conditions, it is expected that a site of this size, with the infrastructure and workforce availability that the AMD does, would likely bring a project supporting more than 2,000 jobs and more than \$2B in capital investment in a greater Flint community that sorely needs to diversify its economy. We know, however, that these projects are highly sought after across the country with most states expending significant resources to make their largest sites ready for projects. This investment will allow us to improve the staging of the AMD within that landscape.

Sustainable Development, Blight Elimination and Historical Reuse

- **Will the proposed investment result in the elimination of blight and the redevelopment of blighted properties?** On the site, no it will not result in the elimination of blight or redevelopment or blighted properties. However, given the transformational impact this development will have on the community and Genesee County's status as an economically hard-hit community, it is expected that many blighted properties in the area will be eliminated or redeveloped. Any development on the AMD by an end user will be subject to the requirements of the advanced manufacturing overlay district of the Mundy Township Zoning Ordinance and all required state and local permitting, including environmental permitting through EGLE.
- **Will the funds, if awarded, address the necessary site improvements specifically pertaining to environmental and topographical conditions?** These funds will not address any necessary physical site improvements at this time. A phase one study did not identify any needs for environmental improvements required. Any topographical conditions to be upgraded for development would require a site plan from a user.

**MICHIGAN STRATEGIC FUND
RESOLUTION 2024-085**

**APPROVAL OF MICHIGAN STRATEGIC SITE READINESS PROGRAM
GRANTS TO FLINT AND GENESEE GROUP FOUNDATION**

WHEREAS, the Michigan Legislature enacted the Michigan Strategic Fund Act, MCL 125.2001 et. seq., (the “MSF 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, 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 “Strategic Site Readiness Program”);

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

WHEREAS, on April 16, 2024, the MSF Board approved a \$9.25 million Strategic Site Readiness Program grant to the Flint and Genesee Group Foundation (the “Flint and Genesee”) for land assembly and site improvement activities for portions of the Mundy Township mega strategic site (the “Site”);

WHEREAS, the Flint and Genesee submitted an application seeking a Strategic Site Readiness Program grant in the amount of \$250,000,000 for the Site in accordance with the terms and conditions outlined in the Summary of Terms attached as Exhibit A to this Resolution (the “Grant Request”); and

WHEREAS, subject to transfer of SOAR funds to the MSF necessary to fund the Grant Request, the MEDC recommends the MSF Board approve the Grant Request; and

NOW THEREFORE, BE IT RESOLVED, subject to the transfer of SOAR funds to the MSF necessary to fund the Grant Request, the MSF Board approves the Grant Request;

BE IT FURTHER RESOLVED, the MSF President and the MSF Financial Officer are authorized to take all actions necessary to request transfer of SOAR funds to the MSF to fund the Grant Request; and

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

Ayes: Britany L. Affolter-Caine, Susan Corbin, Rachael Eubanks, Michael B. Kapp (in lieu of Director Wieferich), Quentin L. Messer, Jr., Dan Meyering, Leon Richardson, Susan Tellier, Randy Thelen

Nays: None

Recused: None

Lansing, Michigan
May 21, 2024

Strategic Site Readiness Program Grant Summary of Terms

This document summarizes the key terms and conditions of the potential Strategic Site Readiness Program (“SSRP”) Award for Flint and Genesee Group Foundation (the “Applicant”). The proposed terms and conditions herein will not be construed as binding upon either party until the mutual execution of a written grant agreement. Any obligations that may be deemed to arise under this Term Sheet are contingent on the Applicant obtaining all necessary approvals, and the Michigan Economic Development Corporation (“MEDC”) obtaining all necessary Michigan Strategic Fund (“MSF”) Board and State of Michigan Legislature approvals.

SSRP Award: Up to \$250,000,000 to the Applicant for Eligible Activities (as defined below) (the “SSRP Award”), to support the development of the Advanced Manufacturing District of Genesee County site (the “Site”) located in Mundy Township. The Eligible Activities are necessary to support the development of a “site-ready” mega site to attract large-scale national/global investments into Michigan’s economy (the “Project”).

Term of the Agreement: From the effective date of the Grant Agreement through the earlier of: (i) August 21, 2028; (ii) the grant manager’s approval of the Project Completion Milestone; (iii) when the Parties agree in writing; or (iv) if terminated in accordance with the Grant Agreement.

Disbursement of Grant Funds: The SSRP Award will be disbursed based on the Applicant’s achievement of the following key milestones and, except as to Key Milestone One, only after the Applicant has actually expended or encumbered at least seventy percent (70%) of the grant funds disbursed under the immediately preceding Key Milestone in accordance with the Project budget:

- Key Milestone One: Not to exceed \$131,122,879
 - Disbursement request in the form determined by the MEDC;
 - Copies of currently executed written agreements between the Applicant and any engineer, designer, consultant, contractor or entity, or vendor engaged to perform the Eligible Activities for the Project;
 - Copies of all purchase agreements necessary for the Applicant to facilitate the transfer of all parcels related to the Project;
 - Copies of land option agreements necessary for the Applicant to facilitate the control of all parcels related to the Project; and
 - As applicable, those certain pre-closing and post-closing deliverables typically required for the acquisition of property.
- Key Milestone Two: Not to exceed \$61,024,878
 - Disbursement request in the form determined by the MEDC;
 - A spreadsheet describing and itemizing the actual expenditure for Eligible Activities of grant disbursements received under Key Milestone Number One. The spreadsheet shall include the corresponding category of the budget, identify the name of actual vendor or recipient of each expenditure, and be accompanied by supporting documentation;
 - Copies of currently executed written agreements between the Applicant and any contractor engaged to perform the Eligible Activities for the Project not previously submitted in Key Milestone One;
 - Demonstrated verification that all parcels from any source associated with the Project have been acquired and/or transferred to the Applicant;
 - A narrative describing in detail the Eligible Activities to be completed with the grant disbursement received under Key Milestone Two; and
 - As applicable, those certain pre-closing and post-closing deliverables typically required for the acquisition of property.
- Key Milestone Three: Not to exceed \$57,852,243
 - Disbursement request in the form determined by the MEDC;

- A spreadsheet describing and itemizing the actual expenditure for Eligible Activities of grant disbursements received under Key Milestone Number Two and Key Milestone Number One (if not previously reported). The spreadsheet shall include the corresponding category of the budget, identify the name of actual vendor or recipient of each expenditure, and be accompanied by supporting documentation;
 - Copies of currently executed written agreements between the Applicant and any contractor engaged to perform the Eligible Activities for the Project not previously submitted in Key Milestone One and Key Milestone Two;
 - Demonstrated verification that all parcels from any source associated with the Project have been acquired and/or transferred to the Applicant;
 - A narrative describing in detail the Eligible Activities to be completed with the grant disbursement received under Key Milestone Two; and
 - As applicable, those certain pre-closing and post-closing deliverables typically required for the acquisition of property.
- Project Completion Milestone, due on or before May 22, 2028
 - A final milestone certificate in the form determined by the MEDC;
 - A spreadsheet describing and itemizing the actual expenditure of grant disbursements for all Eligible Activities completed during the Term. The spreadsheet shall include the corresponding reference category of the budget, identify the name of actual vendor or recipient of each expenditure, and be accompanied by supporting documentation;
 - Copies of currently executed written agreements between the Applicant and any contractor engaged to perform the Eligible Activities for the Project not previously submitted in Key Milestone One, Key Milestone Two, and Key Milestone Three;
 - Demonstrated verification that 100 percent of the funds disbursed have been expended for Eligible Activities;
 - Copies of any and all studies completed on the Site;
 - As applicable, those certain post-closing deliverables typically required for the acquisition of property; and
 - Documentation satisfactory to the grant manager that the Project is complete.

Eligible Activities: activities include, but are not limited to, site development, land acquisition, and any other activities allowed pursuant to the SSRP Guidelines approved by the MSF Board on August 22, 2023, as amended, that are necessary to support the development of the Site incurred after May 21, 2024, related to the Site. The Applicant and the MSF will develop a detailed budget for the Site that includes budget categories for the Eligible Activities. The budget will be incorporated into the written agreement signed by the parties.

Security Interest: Security interests in favor of the MSF must comply with Section 88t(4)(d) of the MSF Act, MCL 125.2088t(4)(d). Notwithstanding anything to the contrary, the Applicant shall maintain a separate account (the “Project Funds Account”) into which the grant funds will be disbursed, and the Applicant shall grant the MSF a security interest in the Project Funds Account. MSF security interests may also include security in the real and/or personal property at the Site, such as a mortgage, right of first offer, reverter rights, equipment, intangibles, inventory, or other such personal property interests. The Applicant shall facilitate granting of such real and/or personal property interests in favor of the MSF as part of the transfer of Parcels necessary at the Site. Such security interests will be used to secure repayment, as applicable, of any amounts owed to the MSF under the SSRP grant agreement with the Applicant.

Suspension of Disbursements: The MSF may immediately suspend making disbursements of the SSRP Award upon the occurrence of: (i) an event resulting in a Repayment Amount, (ii) an event of default, which shall be defined in the grant agreement, but shall include, without limitation, material noncompliance with the terms of the grant agreement, (iii) default in any other agreement with the State of Michigan or (iv) the occurrence of an event which, with the giving notice or the passage of time, or both, would constitute an event of default.

Clawback Provisions: The Applicant will be required to repay all, or a portion of the grant disbursements made under the SSRP 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. The Applicant and the MSF agree to collaborate on any defaults by third parties under any of the Applicant's contracts for the Project for the purpose of recovery of SSRP Award funds, including without limitation, any of the Applicant's agreements with Vendors and/or Property Owners, and such may include assignments in favor of the MSF. All Repayment Amounts must be paid within 90 days of written notification by the MSF. Any Repayment Amount not paid within 90 days is subject to a penalty of 1% per month, prorated on a daily basis:

- **Land Acquisition:** If the Applicant fails to provide the Property Owners with funding necessary for the transfer and acquisition of the parcels necessary for the Site, it will be required to repay up to 100% of grant disbursements made under the SSRP Award.
- **Project Abandonment:** if the Applicant voluntarily abandons the project after the SSRP Award is disbursed and on or before the end of the Term it will be required to repay 100% of grant disbursements made under the SSRP Award.
- **Bankruptcy or Insolvency** – If the Applicant files for bankruptcy or otherwise becomes insolvent on or before the end of the Term, with any such proceedings against the Applicant not being set aside within sixty (60) calendar days from the date of institution thereof and results in the material reduction to the Applicant's operations for the Site, it will be required to repay 100% of grant disbursements made under the SSRP 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 SSRP Award.
- **Material Misrepresentation.** If the Applicant makes a 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 SSRP Award.
- **Misuse of Funds:** if the Applicant uses the SSRP Award for a prohibited purpose during the Term it will be required to repay 100% of grant disbursements made under the SSRP Award.
- **Default of Project Contracts:** The fully executed written agreement will include repayment language for events of default, which shall include but not limited to the Company's failure to comply with any contracts arising out of the Project.
- **Material Failure to Comply.** If the Applicant fails to materially comply with its obligations under the grant agreement, including the failure submit materials required under the (i) Key Milestones, (ii) annual progress reports, or (iii) annual compliance certificates under the grant agreement, it may be required to repay up to 100% of grant disbursements made under the SSRP Award.
- **Project Funds Account Balance.** In the event there is any remaining balance in the Project Funds Account upon the earlier of: (i) the Applicant's submission of the Final Milestone Certificate or (ii) May 22, 2028, the Applicant shall pay the MSF the balance of funds in the Project Funds Account.

Additional State Required Terms:

- **Amendments** – As required under Section 88t(8) of the MSF Act, MCL 125.2088t(8) ("Section 88t(8)"), the MSF will provide written notice to the Legislature of any requests to modify the fully executed written grant agreement and will otherwise comply with requirements of Section 88t(8) prior to taking any action on such amendment request.
- **Annual Compliance Certificate** – During the Term, the Applicant will be required to sign and submit an annual compliance certificate certifying that the Applicant is in compliance with the terms and conditions of the grant agreement.
- **Annual Progress Report** – During the Term, the Applicant will be required to submit annual progress reports. This information will be transmitted by the MSF 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 expiration of the Term, and upon reasonable advance notice, the Applicant 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 Applicant, and any other location where books and records of the Applicant 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, non- discrimination and unfair labor practices, termination of funding, any other requirements of the SSRP Guidelines, as approved by the MSF, and any requirements of the Michigan Strategic Fund Act, including without limitation, cross default, and any other provisions of MCL 125.2088t.



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: May 21, 2024

To: Michigan Strategic Fund Board

From: Sarah Snoeyink, Community Development Manager
Debbie Stehlik, Commercial Real Estate Investment Manager
Sarah McKinley, Program Specialist, Community Development Incentives

Subject: Request for Approval of a Michigan Community Revitalization Program (MCRP)
Other Economic Assistance Loan Participation and a Request for Approval of an Act
381 Work Plan for
Ironworks 39, LLC and City of Kalamazoo Brownfield Redevelopment Authority
(BRA) – Arcadia Lofts

Project Summary & Request

This project will include two adjacent properties. One property will include the conversion of a vacant commercial building in downtown Kalamazoo into a vibrant, mixed-use site with a ground-level restaurant and 82 new residential units on the upper floors of the property. The second property is a commercial building that was purchased by the development team along with the vacant property. The second property is connected to the first property by a skybridge, but it is fully activated and will not be improved as a part of this project. The project is seeking MCRP performance-based loan support of \$4,874,898 which is needed to make the conversion from vacant office building to mixed-use building financially feasible and provide a developer return of approximately 10%. State tax increment financing (TIF) in the amount of \$401,902 is also requested to address brownfield conditions on the first property. The project represents a total investment of \$32,716,146.

PROJECT SUMMARY	
Project Eligibility	Functionally Obsolete
Total Approximate Square Feet	151,050
Total Approximate Square Feet Revitalized	96,945
Total Approximate Acres Activated	1.41
Estimated # of Residential Units	82
Estimated Commercial Square Footage	60,105
Current Taxable Value	\$2,422,084
Projected Taxable Value at Completion	\$4,740,612
Total Anticipated Capital Investment	\$32,716,146
Brownfield TIF / MSF Eligible Activities or State Capture Request	\$401,902
MCRP Loan Participation Request	\$4,874,898

Demonstrated Need

A financial need exists due to the substantial cost of construction associated with the redevelopment of vacant, functionally obsolete and historic buildings including the conversion of office space into modern residential rental units and a new vertical addition that will allow for a significant increase in density on the project site. In addition, over 40% of units are priced as attainable housing, limiting the amount of revenue that can be generated. The project has maximized senior lending, local incentives, and available owner equity contributions. With MCRP loan support, the projected return is anticipated to be just over 10% over the first 20 years. Without MCRP and State Brownfield support, the revitalization of this vacant, underutilized property into a higher-density mixed-use development with attainable housing units would not be feasible.

Local Support

The City of Kalamazoo has approved a Neighborhood Enterprise Zone (NEZ) abatement estimated to be valued at \$1,797,992. The City's BRA has approved local TIF estimated to be valued at \$463,058.

Background

This project is anticipated to have significant community impact as it is located within a Geographically Disadvantaged Area and Certified Redevelopment Ready Community. The redevelopment of this property will address brownfield conditions and add residential density in a walkable, mixed-use district of the downtown corridor. The property was most recently used as an office building. Following the COVID-19 pandemic, most of the office space was vacated. The development team, in partnership with the city, identified conversion to housing as the most appropriate and financially viable new use for this vacant building.

The project will add 82 new housing units to the west end of downtown, which is a substantial addition to the area. Over forty percent (40%) of residential units in the project will be leased at rates that are accessible to households making between 80%-120% of area median income for Kalamazoo County. Three (3) units are designated for households earning 60% of the Kalamazoo County median income. The remaining units will be leased at market rates.

Both Kalamazoo County and the City of Kalamazoo have identified the expansion of housing as a key priority and essential to supporting economic vitality in the area. The County's housing plan sets an ambitious goal to construct 7,750 new housing units by 2030 and 700 permanent new affordable housing units at 80% of the area median income or below. Additionally, the city's Master Plan identifies mixed-income housing as a priority in the downtown district, and this project will help to implement that community vision.

On December 21, 2011, the MSF Board approved the Michigan Community Revitalization Program (MCRP) and on January 25, 2022, the MSF Board approved its restated program guidelines. As required under the MCRP, all statutory criteria for the project have been considered when making the recommendations in this memo. The project meets the MCRP Guidelines and programmatic requirements, and a financial review has been completed.

Act 381 of 1996 (the "Act"), as amended, authorizes the MSF to approve Work Plans that include the capture of the School Operating Millage and State Education Tax millages for the purpose of supporting projects statewide. On March 23, 2021, the MSF Board approved the Brownfield Tax Increment Financing MSF Program Guidelines ("Guidelines"). As required under the Act, all statutory criteria for the project have been considered when making the recommendations in this memo. The project meets the Brownfield TIF Guidelines and programmatic requirements, and a financial review has been completed.

Applicant Background / Qualifications

PlazaCorp is the developer behind Ironworks 39, LLC. PlazaCorp has redeveloped several functionally obsolete, blighted, and contaminated properties over the last several decades. The company's portfolio of Kalamazoo properties includes the following sites which have leveraged some combination of MCRP grants, MCRP loans, and/or TIF:

- Spearflex Block – 261 East Kalamazoo Avenue – Building associated with former fishing reel manufacturer converted to modern offices. Leveraged TIF.
- The United Building – 242 East Kalamazoo Avenue – A renovated armory and dance hall turned commercial space within walking distance of Kalamazoo's downtown mall. Leveraged MCRP.
- The Depot Building – 427 E. Michigan Ave. – A historic train depot turned commercial building, which includes two restaurant tenants and office space. Leveraged MCRP and TIF.
- Kalamazoo Hotel Partner's Hilton Garnd Inn – 303 North Rose Street – A masonic temple turned 113-key hospitality center. Leveraged MCRP and TIF.
- The Exchange Building – A vacant, contaminated lot converted to a 15-story, new-construction mixed-use building with 130+ residential units. Leveraged MCRP and TIF.
- 216/220 West Michigan – A functionally obsolete building in downtown Kalamazoo converted to a mixed-use development with two residential units. Leveraged MCRP and TIF.

PlazaCorp has completed a wide range of other projects in other communities throughout southwest Michigan which have also successfully leveraged MEDC incentives.

An Organizational Chart for Ironworks 39, LLC is provided in Appendix A. The background review process was completed in accordance with the MSF Background Review Policy on April 15, 2024.

Financial Highlights

- Construction cost of \$209 per square foot.
- Residential rental rates are projected to range from \$963 per month for a Studio unit to \$2,729 per month for a two-bedroom unit, with an average of \$2.10 per square foot. Over 40% of residential units in the project will be leased at rates that are accessible to households making between 80% and 120% of area median income for Kalamazoo County. Three units are designated for households earning 60% of the Kalamazoo County area median income.
- Commercial rates range between \$10.00 and \$20.00 per square foot with the pre-leased restaurant space renting for \$36.00 per square foot (base rent plus tenant allowance costs).
- Debt service coverage average of 1.35 to 1.0. Several early years have projected coverage ratios below 1.20 to 1.0, however, are still within the minimum required by the senior lender. In addition, there will be an operating reserve in place as the project stabilizes.
- Owner equity contribution of approximately \$4,091,000 or 12.5%.
- Developer return over 20-year time horizon is projected at just over 10%.

From the materials received and reviewed, staff consider the project to be financially and economically sound. A detailed Sources and Uses and financial terms for the MCRP Incentive are included in Appendix C. An MSF Eligible Activities and Tax Capture Summary are included in Appendix D.

Recommendation

MEDC staff recommends approval of the following (the “Recommendation”):

- a) State tax capture for Act 381 eligible activities capped at \$401,901, utilizing the current state to local capture ratio.
- b) A MCRP performance-based Other Economic Assistance Loan Participation in an amount up to \$4,874,898 for Ironworks 39, LLC on terms and conditions outlined in Exhibit A found in the resolution.
- c) Approval of funds to be transferred from the Investment Fund for the specific purpose of this project through MCL 125.2088h(3) to the MCRP Program for the purpose of the program authorized under MCL 125.2088b(2) as long as the program provides for repayment for breach of the written agreement or the failure to meet measurable outcomes.

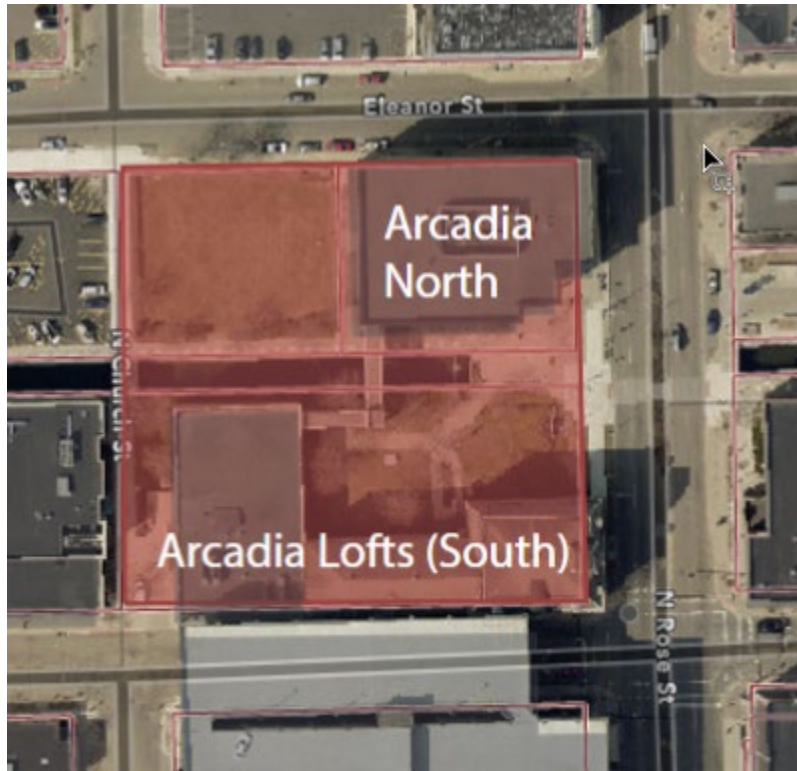
APPENDIX A – Organizational Chart

Organizational Structure

Company Name: Ironworks 39, LLC
Employer Identification Number: 99-2061584
MANAGER: Jeffrey A. Nicholson
MANAGER: Archie M. Leach

Member	Ownership Interest Totals	EINs -No Soc Sec numbers	State of Organization
Jeffrey A. Nicholson, Trustee of the Jeffrey A. Nicholson Trust u/a/d July 12, 2002	33.33%	SSN	Michigan
Cribbage II, Inc. (Archie M. Leach, President)	33.33%	46-3901332	Michigan
Cribbage I, Inc. (Archie M. Leach, President)	100% (Voting Stock, 59,975 Shares)	98-1200372	Ontario
ArmKal, LLC (Tyler Sheerer, Manager)	100% Preferred (Non-voting Stock, 25 Shares)	82-4269665	Michigan
Arcadia Lofts, LLC (Tyler Sheerer, Manager)	33.33%	99-2066795	Michigan
RMT Bloss, LLC	33.33%	99-2073741	Michigan
Army Steamstrong, LLC	33.33%	99-2098980	Michigan
CK Armstrong, LLC	33.33%	99-2137656	Michigan
Total:	100%		

APPENDIX B – Project Map and Renderings



APPENDIX C – Financial Terms

Summary of Development Sources:

Bank Loan	\$	23,750,000	72.59%
MSF Share	\$	4,874,898	14.90%
Developer Equity	\$	4,091,248	12.51%
TOTAL	\$	32,716,146	100.00%

Summary of Development Uses:

Acquisition	\$	8,510,000
Hard Construction Costs	\$	20,252,415
Eligible Soft Costs	\$	863,733
Developer Fee	\$	934,423
Other	\$	2,155,575
TOTAL	\$	32,716,146

Loan Terms

MSF Incentive:	MCRP Performance-based Other Economic Assistance Loan Participation
Borrower:	Ironworks 39, LLC and/or Related Entity
Senior Lender:	Consumers Credit Union or other federally insured lender acceptable to the MSF
Total Capital Investment:	Currently estimated at \$32,716,146
MSF Eligible Investment:	Currently estimated at \$20,173,648
Minimum Eligible Investment:	Currently estimated at \$19,500,000
MSF Share:	Up to the lesser of 25% of “Eligible Investment” or \$4,874,898.
Term:	Currently anticipated to be up to 120 months. Includes an interest only period of up to 36 months.
Amortization:	Currently anticipated to be up to 360 months, following the interest only period
Interest Rate:	1.0% per annum
Repayment Terms:	Currently anticipated to be monthly interest only payments for up to 36 months, followed by principal and interest payments, with principal due at maturity.

Collateral:	Currently anticipated to be a first priority security interest in the subject real estate, assignment of rents and leases, and assignment of other contracts and documents deemed necessary or to match Senior Lender. MSF share of collateral will be subordinated to that of the Senior Lender.
Guarantee:	Currently anticipated to be the guaranties of the LLC members and their trusts, if applicable. MSF share of collateral will be subordinated to that of the Senior Lender.
MSF Fees:	The MSF shall be paid a one-time fee equal to 1.0% of the Loan Amount.
Reserves/Contingencies:	Currently anticipated to be approximately \$1,210,000 in reserves and contingencies.
Funding:	The MSF will fund up to \$4,874,898 to be disbursed following closing of the financing and other performance criteria.
Other Conditions:	<p>The MSF's investment will be contingent upon the following:</p> <ul style="list-style-type: none">- Receipt of final construction documents, including executed construction contract- Final Development Budget- Anticipated minimum owner equity investment of \$4,091,000- Other legal due diligence, as required

MCRP Programmatic Requirements

MCRP Program and Guidelines

On December 21, 2011, the MSF Board approved the Michigan Community Revitalization Program (MCRP) and on January 25, 2022, the MSF Board approved its restated program guidelines. The primary intended objective of the MCRP is to provide incentives to persons that make eligible investments on eligible property in Michigan. It is the role of the MEDC staff to review for eligibility, completeness, and adherence to the program, the information provided by the applicant and to manage the MSF's investment. As required under the MCRP, all statutory criteria for the project have been considered. The project meets the MCRP Guidelines and a financial review has been completed.

As required under the MCRP, the following statutory criteria have been reviewed:

A. The importance of the project to the community in which it is located:

This project is adjacent to the primary thoroughfare through downtown Kalamazoo. The project will convert a functionally obsolete, vacant office building into much-needed housing and a new restaurant space. The City is supporting the activation of this property by providing a Neighborhood Enterprise Zone (NEZ) abatement and local Brownfield TIF.

B. If the project will act as a catalyst for additional revitalization of the community in which it is located:

This project is located within the Central Business District of the City of Kalamazoo. The project builds on the momentum of nearby building revitalization efforts to further catalyze downtown development through the creation of 82 housing units and space for a new restaurant; this will bring additional residents into the downtown corridor to patronize local businesses, which in turn supports the continued development of a vibrant, dense community.

C. The amount of local community and financial support for the project:

The City of Kalamazoo has approved a Neighborhood Enterprise Zone (NEZ) abatement estimated to be valued at \$1,797,992. The City's BRA has approved local TIF estimated to be valued at \$463,058.

D. The applicant's financial need for a community revitalization incentive:

A need exists due to the substantial cost of construction associated with the redevelopment of a vacant, functionally obsolete building including the conversion of office space into modern residential rental units and a new vertical addition that will allow for a significant increase in density on the project site. In addition, the inclusion of attainable housing, over 40% of units, limits the amount of revenue that can be generated. The project has maximized senior lending, local incentives, and available owner equity contributions. Even with MCRP loan support, the projected return is anticipated to be just over 10% over the first 20 years. Without MCRP and State Brownfield support, the revitalization of this vacant, underutilized property into a mixed-use development with appropriate urban density that enhances walkability and creates new attainable housing units would not be feasible.

E. The extent of reuse of vacant buildings, reuse of historical buildings, and redevelopment of blighted property:

The subject property became vacant following the COVID-19 pandemic; prior to being vacated, the property had been used as an office building. As the demand for office space declined following

the pandemic, a mixed-use development was identified as the highest and best use for the building. The property has been deemed functionally obsolete.

The front portion of the building located on the subject property was built in 1872. In the early 1900s, an addition was built on the back of the original, mansard-roofed portion of the building. In the mid-1900s, a second addition was built on the back of the first addition. The mansard-roofed portion of the building and the first addition are included on the National Register of Historic Places. The western portion of the building, which is comprised of the second addition, is not historically contributing. All areas of the building will be reused; the main floor of the mansard-roofed portion of the building will become a restaurant; remaining areas will be reused for residential purposes.

F. Creation of jobs:

This project is anticipated to create 25 full-time equivalent jobs (FTEs). The average hourly wage is estimated to be \$20.

G. The level of private sector and other contributions, including, but not limited to, federal funds and federal tax credits:

The total private sector contributions are anticipated to total \$32,716,146.

H. Whether the project is financially and economically sound:

Staff consider the project to be financially and economically sound.

I. Whether the project increases the density of the area:

This project will add 82 housing units within a footprint where no housing currently exists. Moreover, the project will add additional floors to the non-historically contributing portion of the building, which will increase density on the property beyond that which would be created through a simpler rehabilitation of the existing structure.

J. Whether the project promotes mixed-use development and walkable communities:

The project is located within the Central Business District of Kalamazoo. The subject property will be converted from a strictly commercial form to include a street-level restaurant suite; the remainder of the space will be converted to residential uses. The property is just one block north of the main thoroughfare through downtown Kalamazoo and is within easy walking distance of a variety of amenities including restaurants, businesses, parks, and public transit. This property has a walkability score of 90 out of 100, which reflects the high degree of pedestrian infrastructure within the Central Business District.

K. Whether the project converts abandoned public buildings to private use:

This project does not involve public buildings.

L. Whether the project promotes sustainable development:

The project will promote sustainable development by redeveloping an existing structure. The residential portions of the building will utilize Energy Star appliances and energy-efficient electric heat pumps.

M. Whether the project involves the rehabilitation of a historic resource:

As described above, while this building is on the National Historic Register, not all portions of the building are historically contributing. The mansard-roofed portion of the building and the first

addition added to the building are included on the National Register of Historic Places; the western portion of the building, which was the second addition added to the building, is not historically contributing. Therefore, work done to reactivate the western-most portion of the building is not considered rehabilitation of a historic resource while work on the mansard-roofed portion of the building and the first addition will be considered rehabilitation of a historic resource. As this project is qualifying for MCRP as a functionally obsolete property and qualifying as a historic resource with the Local Brownfield Redevelopment Authority, this project does not meet the SHPO or Secretary of Interior's Standards for Preservation Planning.

N. Whether the project addresses area-wide redevelopment:

The project addresses area-wide redevelopment by supporting the revitalization of a vacant building, which is not configured to fulfill its highest and best use. The redevelopment of this property into a site primarily dedicated to housing will attract additional residents and patrons to the Central Business District, which in turn helps to encourage future development and the revitalization of nearby obsolete or vacant buildings.

O. Whether the project addresses underserved markets of commerce:

This project is located in a Geographically Disadvantaged Area.

P. The level and extent of environmental contamination:

There is currently asbestos and lead on the property, as found in an Asbestos, Lead and Mold Survey. These contaminants will be abated as part of the redevelopment.

Q. If the rehabilitation of the historic resource will meet the federal Secretary of the Interior's standards for rehabilitation and guidelines for rehabilitating historic buildings (36 CFR 67):

This property is not qualifying as a historic property, and the conversion from office building to residential units will not include rehabilitation in alignment with Secretary of the Interior's standards. However, care will be taken to preserve unique exterior building characteristics.

R. Whether the project will compete with or affect existing Michigan businesses within the same industry:

This project will not cause undue competition or negatively impact Michigan businesses; rather, this project will support local businesses by attracting more potential customers to the downtown corridor and supporting talent attraction and retention.

S. Any other additional criteria approved by the board that are specific to each individual project and are consistent with the findings and intent of this chapter:

Not applicable.

APPENDIX D – MSF Eligible Activities Summary

In order to alleviate brownfield conditions and prepare the site for redevelopment, the City of Kalamazoo, a Qualified Local Governmental Unit, has duly approved a brownfield plan for this property on September 1, 2023. To meet the MCRP Loan Requirements this project has been deemed functionally obsolete as verified by a Michigan Master Assessing Officer (MMAO) assessor on February 6, 2023. As references in the Brownfield Plan this project qualifies for Act 381 as a Historic Resource with the Local Brownfield Redevelopment Authority, however this project does not meet the SHPO or the Secretary of Interior’s Standards for Preservation Planning, and therefore is not receiving Historic Tax Credits. The property has also been designated as functionally obsolete.

There are 62.1209 non-homestead mills available for capture, with State mills from school operating and SET millages equaling 23.8704 mills 44.1% and local millage equaling 38.4409 mills 55.9%. Tax increment capture will begin in 2025 and is estimated to continue for 20 years. The state tax capture is recommended to be capped at \$401,902 which is the amount of tax increment revenue anticipated to be generated in 20 years. Total MSF eligible activities are estimated at \$912,111. MSF eligible activities breaks down as follows:

Tax Capture Summary:

State tax capture	44.1%	\$	401,902
Local tax capture	55.9%	\$	463,058
TOTAL		\$	912,111

Cost of MSF Eligible Activities

Demolition	\$	638,536
Lead, Asbestos, or Mold Abatement		37,604
Infrastructure Improvements		30,000
Site Preparation	+	75,500
Sub-Total	\$	781,640
Contingency 15%	+	118,971
Sub-Total	\$	900,611
Brownfield/Work Plan Preparation	+	9,000
Brownfield/Work Plan Implementation	+	2,500
TOTAL	\$	912,111

In addition, the project is requesting \$103,389 in TIF from EGLE to assist with environmental eligible activities.

Brownfield Act 381 Program Additional Project Information:

A. Area of High Unemployment:

The City of Kalamazoo seasonally adjusted jobless rate was 4.2% in January 2024.

B. Reuse of functionally obsolete buildings and/or redevelopment of blighted property:

This property is able to be defined as both a Historic Resource as well as Functionally Obsolete, with the Local Brownfield Redevelopment Authority; however, this project does not meet the SHPO or the Secretary of Interior's Standards for Preservation Planning, and therefore is not receiving Historic Tax Credits. To meet the specification of the MCRP Loan qualifications this project has been designated as functionally obsolete by the local assessor.

C. Whether project will create a new brownfield property in the State:

No new Brownfields will be created by this project.

MICHIGAN STRATEGIC FUND

RESOLUTION 2024-086

APPROVAL OF A MICHIGAN COMMUNITY REVITALIZATION PROGRAM OTHER ECONOMIC ASSISTANCE LOAN PARTICIPATION AWARD TO IRONWORKS 39, LLC

WHEREAS, the Michigan legislature amended the Michigan Strategic Fund Act, MCL 125.2001 et. seq. (the “Act”), to add Chapter 8C (being MCL 125.2090 – MCL 125.2090d), to enable the Michigan Strategic Fund (the “MSF”) to create and operate the Michigan Community Revitalization Program (the “MCRP”) to provide incentives in the form of grants, loans and other economic assistance for redevelopment of communities in Michigan;

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

WHEREAS, on December 21, 2011, by Resolution 2011-185, the MSF (i) created the MCRP and (ii) adopted the guidelines for the MCRP, as later amended on January 25, 2022 (the “Guidelines”);

WHEREAS, pursuant to SFCR 125.2090-1 (the “Delegation”), the MSF 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 MCRP, (the “Transaction Documents”);

WHEREAS, the Act and the Delegation require that MCRP awards over \$1 million must be approved by the MSF Board;

WHEREAS, as part of the 21st Century Jobs Trust Fund initiative, and pursuant to MCL 125.2088h(1), the Jobs for Michigan investment fund was created as a permanent fund authorized by the state constitution (the “Investment Fund”);

WHEREAS, pursuant to MCL 125.2088h(3)(e), the MSF Board shall direct the investment and reinvestment of the Investment Fund as authorized under Chapter 8A for incentives, including, but not limited to, for the purposes of creating incentives in this state for revitalizing Michigan communities;

WHEREAS, pursuant to MCL 125.2088b(2)(c), the MSF Board may allocate money for authorized programs to make expenditures or investments from the Investment Fund for programs or activities authorized pursuant to the 21st Century Jobs Trust Fund legislation as long as those programs or activities provide for repayment for breach of the written agreement or the failure to meet measurable outcomes;

WHEREAS, pursuant to the MSF Act, specifically, MCL 125.2007(c), the MSF has, among other things, the power to make loans and investments;

WHEREAS, Ironworks 39, LLC (the “Company”) has requested an MCRP performance - based Other Economic Assistance Loan Participation award of up to \$4,874,898 (the “Award Request”), along with other general terms and conditions, which are outlined in the term sheet attached as Exhibit A (the “Term Sheet”);

WHEREAS, the MEDC recommends that the MSF Board approve funding of \$4,874,898 from the Investment Fund to fund the Award Request (the “Funding”); and

WHEREAS, the MEDC has recommended that the MSF approve the Award Request and the Funding 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 180 days of the date of this Resolution (the “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 180 days (collectively, the “MCRP Award Recommendation”).

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

Ayes: Britany L. Affolter-Caine, Susan Corbin, Wesley Eklund, Rachael Eubanks, Dimitrius Hutcherson, Michael B. Kapp (in lieu of Director Wieferich), Quentin L. Messer, Jr., Dan Meyering, Leon Richardson, Susan Tellier, Randy Thelen

Nays: None

Recused: None

Lansing, Michigan
May 21, 2024

EXHIBIT A
“TERM SHEET”

Loan Terms

MSF Incentive:	MCRP Performance-Based Other Economic Assistance Loan Participation
Borrower:	Ironworks 39, LLC and/or Related Entity
Senior Lender:	Consumers Credit Union or other federally insured lender acceptable to the MSF
Total Capital Investment:	Currently estimated at \$32,716,146
MSF Eligible Investment:	Currently estimated at \$20,173,648
Minimum Eligible Investment:	Currently estimated at \$19,500,000
MSF Share:	Up to the lesser of 25% of “Eligible Investment” or \$4,874,898.
Term:	Currently anticipated to be up to 120 months. Includes an interest only period of up to 36 months.
Amortization:	Currently anticipated to be up to 360 months, following the interest only period
Interest Rate:	1.0% per annum
Repayment Terms:	Currently anticipated to be monthly interest only payments for up to 36 months, followed by principal and interest payments, with principal due at maturity.
Collateral:	Currently anticipated to be a first priority security interest in the subject real estate, assignment of rents and leases, and assignment of other contracts and documents deemed necessary or to match Senior Lender. MSF share of collateral will be subordinated to that of the Senior Lender.
Guarantee:	Currently anticipated to be the guaranties of the LLC members and their trusts, if applicable. MSF share of collateral will be subordinated to that of the Senior Lender.
MSF Fees:	The MSF shall be paid a one-time fee equal to 1.0% of the Loan Amount.
Reserves/Contingencies:	Currently anticipated to be approximately \$1,210,000 in reserves and contingencies.
Funding:	The MSF will fund up to \$4,874,898 to be disbursed following closing of the financing and other performance criteria.

Other Conditions:

The MSF's investment will be contingent upon the following:

- Receipt of final construction documents, including executed construction contract
- Final Development Budget
- Anticipated minimum owner equity investment of \$4,091,000
- Other legal due diligence, as required



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 STRATEGIC FUND

RESOLUTION 2024-087

**APPROVAL OF A BROWNFIELD ACT 381 WORK PLAN
CITY OF KALAMAZOO BROWNFIELD REDEVELOPMENT AUTHORITY
ARCADIA LOFTS**

WHEREAS, the Michigan Economic Growth Authority (“MEGA”) has been established by 1995 PA 24, as amended (the “Act”);

WHEREAS, 2002 PA 727 amended 1996 PA 381, MCL 125.2651 et seq, to empower local brownfield redevelopment authorities to request the MEGA Board to approve a brownfield project work plan and, thereby, capture taxes levied for school operating purposes for the project;

WHEREAS, Executive Order 2012-9 transferred all the authority, powers, duties, functions, responsibilities, records, personnel, property, unexpended balances of appropriations, allocations or other funds of the MEGA to the Michigan Strategic Fund (“MSF”);

WHEREAS, captured school operating tax revenues may be used under 1996 PA 381 as amended, for infrastructure improvements that directly benefit eligible property, for lead, asbestos, or mold abatement, and for demolition and site preparation that are not response activities under the Natural Resources and Environmental Protection Act, 1994 PA 451;

WHEREAS, the City of Kalamazoo Brownfield Redevelopment Authority (the “Authority”) has submitted a work plan (the “Brownfield Work Plan”) dated September 1, 2023 for property located at 203 N and 245 N Rose Street within the City of Kalamazoo, known as Arcadia Lofts (the “Project”);

WHEREAS, the City of Kalamazoo is a “qualified local governmental unit” and is eligible to provide for a) demolition; b) lead, asbestos, or mold abatement; c) public infrastructure improvements; d) site preparation; e) brownfield and work plan preparation; f) brownfield and work plan implementation and g) interest as provided under 2007 PA 204; and

WHEREAS, the Authority is requesting MSF approval to capture additional taxes levied for school operating purposes to provide for the reimbursement of the cost of eligible activities on an eligible property; and

WHEREAS, the Michigan Economic Development Corporation (“MEDC”) provides administrative services to the MSF, and has reviewed the application and recommends approval of the Brownfield Work Plan by the MSF Board.

NOW, THEREFORE, BE IT RESOLVED, the MSF Board approves the Brownfield Work Plan and authorizes the Authority to capture taxes levied for school operating purposes in substantially the same proportion as 44.1% to 55.9% ratio currently existing between school and local taxes for non-homestead properties, to reimburse the cost of site preparation, demolition, lead, asbestos, or mold abatement and infrastructure improvements as presented in the Brownfield Work Plan. Any change in millage that increases the capture percentage of school taxes in the ratio above by more than 5 percentage points must be approved by the MSF Board. The authorization is based

on the Authority capturing all available local operating mills for the term of the capture period. The authorization for the capture of taxes levied for school operating purposes is based on costs of MSF eligible activities with a maximum of \$900,611 for the principal activity costs of non-environmental activities and a contingency, a maximum of \$9,000 for brownfield and work plan preparation, and a maximum of \$2,500 for brownfield and work plan implementation, and with the total capture of state school taxes capped at a maximum of \$401,902.

BE IT FURTHER RESOLVED, that the MSF Board authorizes the MSF Fund Manager, to provide written notification to the Authority, in the form of a letter which incorporates the terms set forth in this Resolution and consistent with the limitations of the Act, and that this approval is further conditioned upon the Authority, or the City, as appropriate, maintaining adequate records regarding: a) all taxes captured for the project; and b) receipts or other appropriate documentation of the cost of eligible activities. The records shall be made available for review upon request by MSF or MEDC staff.

BE IT FURTHER RESOLVED, that no taxes levied for school operating purposes shall be used to reimburse interest costs related to the eligible activities for the Project.

Ayes: Britany L. Affolter-Caine, Susan Corbin, Wesley Eklund, Rachael Eubanks, Dimitrius Hutcherson, Michael B. Kapp (in lieu of Director Wieferich), Quentin L. Messer, Jr., Dan Meyering, Leon Richardson, Susan Tellier, Randy Thelen

Nays: None

Recused: None

Lansing, Michigan
May 21, 2024



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: May 21, 2024

To: Michigan Strategic Fund Board

From: Lori Mullins, Vice President, Place Incentives

Subject: Request to Authorize Changes to (“RAP”) Awards

Request

Staff is requesting MSF authorization to 1) dismiss one RAP subgrant award and allocate the remaining RAP program funding, 2) support two new projects, and 3) increase the award to an existing awardee. The request requires authorizing a total of up to \$11,750,000 in federal Revitalization and Placemaking (RAP) funds to support the two new grant awards (\$6,500,000 and \$5,000,000) and an increase to the Flint & Genesee Chamber Foundation’s RAP award (\$250,000). These awards will support important economic development projects in Grayling, Tecumseh, and Flint.

Background

On December 7, 2021, the Michigan Strategic Fund (“MSF”) Board authorized the Revitalization and Placemaking (“RAP”) Program to deploy \$100 million in American Rescue Plan funding to address the COVID-19 impacts in Michigan communities through rehabilitation of vacant, underutilized, blighted and historic structures and the development of permanent place-based infrastructure associated with traditional downtowns, social-zones, outdoor dining and placed-based public spaces. All RAP awards are structured as grants that provide up to 50 percent of a project’s eligible costs and require performance milestones and reporting. Awards must meet all requirements of the American Rescue Plan Act of 2021, Public Law 117-2 and comply with its attendant federal regulations, 31 CFR 35, as may be amended from time to time. Grant awards may be made directly to individual projects, or to local or regional partner organizations for regranting as part of a coordinated subgrant program.

On September 7, 2022, the MSF approved the first slate of grants under the RAP Program. To date \$94,205,739 of the \$100,000,000 in federal ARPA funding has been allocated to projects. All RAP funds must be expended by December 31, 2026, per federal deadlines.

A subgrant project that was part of the application submitted by Target Alpena Development Corporation is no longer feasible within the time constraints of the RAP program, therefore staff is recommending that the RAP award be dismissed. Staff continue to provide support to the applicant toward achieving the redevelopment goals for the site. With this project dismissed, \$10,761,790 is available to be reallocated.

The Grayling project: Sawmill Lofts, LLC has a RAP qualified project that proposes to construct a new 39,000 square-foot, five-story mixed-use building in downtown Grayling. The first floor will contain approximately 4,076 square feet of retail space, as well as a leasing office, and residential lobby. The remaining four stories will each contain 10 residential units, resulting in a total of 40 new apartments in Grayling. Total project costs are approximately \$16,714,150. For many years, this project has been a priority for the City of Grayling, a Redevelopment Ready Certified community. Local support for the

project includes brownfield tax increment financing as well as a Neighborhood Enterprise Zone abatement.

The financial need for RAP support is driven by the low rental rates in Graying as well as the developer's commitment to creating attainable rental housing. The project is debt service constrained and with projected rents it has a debt service coverage ratio of 1.22:1.00 with a \$3,000,000 senior loan. The project is also being supported by a Michigan Housing Development Authority ("MSHDA") Missing Middle Award in the amount of \$3,500,000.

Staff is requesting the ability to support this project with up to a \$6,500,000 RAP award. The program guidelines limit individual awards to \$5,000,000, therefore approval of this request will require a waiver of the RAP program guidelines. Allowing a larger RAP award amount will support programmatic administration as staff work to fully commit and funds by federal deadlines. No more than \$100,000,000 may be invested in RAP projects and program administration through this program, therefore the full \$6,500,000 will not be spent on this project unless other smaller RAP projects are unable to meet program requirements and need to be dismissed. Funding sources for the Sawmill Lofts projects are anticipated to come solely from RAP 1.0 in the stated amount of \$6,500,000, however, if contingencies required to make this full amount of RAP 1.0 funding so available do not occur, then the funding deficiency would be met first with MEDC corporate funding sources and then CRP funding in an amount under the current delegation levels.

Tecumseh Project: The second new RAP qualified project that the MSF Board is being asked to consider is the Products on Evans, LLC, which is requesting a RAP grant in the amount of \$5,000,000 to support a brownfield redevelopment project in Tecumseh, which will rehabilitate a vacant, two-story office building near the downtown into a new 59-unit apartment community. The need for RAP grant funding is being driven by low market rents relative to the costs of developing in the area. The brownfield site was previously the headquarters for the Tecumseh Products manufacturing facility. The rehabilitation of the vacant office building includes adding a three-story addition and in total will include approximately 51,800 square feet. The project cost is approximately \$11,930,140. The developer is requesting a \$5,000,000 RAP grant. This project will be the first new apartment building in Tecumseh in over 30 years and is the highest priority infill development project for the City of Tecumseh, a RRC Certified Community. The city has secured a \$500,000 Brownfield Redevelopment Loan and a \$500,000 Brownfield Redevelopment Grant from EGLE to assist with the costs of certain environmental assessment and remediation activities for the site. The city is providing a 10-year tax abatement on the development.

Flint Project: Finally, the recommendation for this award is an increase of \$250,000 to the existing RAP grant to the Flint and Genesee Chamber Foundation bringing their total grant amount to \$10,250,000. Subgrant awards may be up to \$20,000,000. This request stems from the desire to move the award amount closer to the applicant's original request, which was for \$11,500,000 to support four projects in downtown Flint. The projects are the GCCARD Building/Flint Children's Museum Relocation, Marion Hall Housing, Masonic Temple Building Improvements, and the Greater Flint Arts Council Building Improvements. The RAP projects align with the "Imagine Flint Master Plan", Flint Downtown Development Authority's (DDA) "Downtown Flint Gameplan", and the City of Flint's 2017-2022 Capital Improvements Plan. Each project includes elements that have been identified as critical priorities as voiced by the community through various community engagement and visioning sessions, along with expertise from leaders in economic development and community planning. The Flint & Genesee Chamber Foundation is moving forward with all four projects in partnership with two non-profit developers, Uptown Reinvestment Corporation and Communities First, Inc., however the original award being less than the requested amount required some

value engineering. Staff believes that this award increase will allow the development teams to complete these projects ahead of schedule with positive outcomes.

Background checks have been completed for each Grantee in accordance with the MSF Background Review Policy and the projects may proceed to the board for consideration.

Recommendation

MEDC Staff recommends the MSF approve:

- An increase of \$250,000 to the existing RAP grant to the Flint and Genesee Chamber Foundation bringing their total grant amount to \$10,250,000;
- An award of a RAP grant in the amount of \$5,000,000 to support The Products on Evans, LLC project in Tecumseh;
- A waiver of program guideline limiting grant award to a maximum of \$5,000,000 and an award of a RAP grant up to \$6,500,000 to support the Sawmill Lofts project in Grayling.

MICHIGAN STRATEGIC FUND

RESOLUTION 2024-088

APPROVAL OF REVITALIZATION AND PLACEMAKING (RAP) GRANT AWARDS

WHEREAS, the Michigan Legislature enacted the Michigan Strategic Fund Act, MCL 125.2001 et. seq., (the “MSF 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, the State of Michigan fiscal year 2022 budget was approved with \$100 million allocated to community revitalization and placemaking investments that will enable population and tax revenue growth through the revitalization and repurposing of vacant, underutilized, blighted or historic buildings and place-based infrastructure (the “RAP Funds”);

WHEREAS, on December 7, 2021, by Resolution 2021-154, the MSF Board approved the Revitalization and Placemaking Program (the “RAP Program”) and the RAP Program Guidelines (the “RAP Guidelines”) to address the impacts of COVID-19 by investing in projects that rehabilitate vacant and blighted buildings and historic structures and the development of permanent place-based infrastructure associated with social zones and traditional downtowns, outdoor dining, and place-based public spaces;

WHEREAS, on September 7, 2022, the MSF Board approved a RAP subgrant to Target Alpena Development Corporation in the amount of \$4,967,527 (the “Target Award”). The Target Award is no longer feasible within the time constraints of the RAP Program and the MEDC is recommending that the MSF Board rescind the Target Award (the “Rescission”);

WHEREAS, on September 7, 2022, the MSF Board approved a RAP subgrant to the Flint and Genesee Chamber (the “Flint Chamber”) in the amount of \$10,000,000 (the “Flint Award”);

WHEREAS, Sawmill Lofts, LLC has requested a MSF grants in the amount of \$6,500,000 (the Sawmill Request”);

WHEREAS, Products on Evans, LLC has requested MSF grants in the amount of \$5,000,000 (the “Products Request”);

WHEREAS, the Flint Chamber has requested a \$250,000 increase to the Flint Award (the “Flint Increase”);

WHEREAS, the Flint Increase, the Sawmill Request and the Products Request are suitable candidates for the remaining RAP Program funds due to the nature, scope, and timeliness of the projects;

WHEREAS, the MEDC recommends that the MSF Board authorize approval of (1) the Rescission, (2) the Flint Increase, (3) the Sawmill Request, and (4) the Products Request and fund these requests with (a) remaining RAP Funds and (b) funds from the Rescission. The Sawmill

Request and Products Request will have a term that expires on October 2028 (collectively, the “RAP Award Recommendations”);

WHEREAS, for the Sawmill Request, the MEDC recommends the MSF Board approve a waiver to the RAP Guidelines which limits the max RAP award to \$5,000,000 (the “RAP Guideline Waiver”).

WHEREAS, the MSF Board wishes to approve the RAP Award Recommendations and the RAP Guideline Waiver; and

WHEREAS, by Resolution 2021-155, the MSF 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 RAP Program, .

NOW, THEREFORE, BE IT RESOLVED, that the MSF Board authorizes approval of the RAP Award Recommendations and the RAP Guideline Waiver.

Ayes: Britany L. Affolter-Caine, Susan Corbin, Wesley Eklund, Rachael Eubanks, Dimitrius Hutcherson, Michael B. Kapp (in lieu of Director Wieferich), Quentin L. Messer, Jr., Dan Meyering, Leon Richardson, Susan Tellier, Randy Thelen

Nays: None

Recused: None

Lansing, Michigan
May 21, 2024



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:

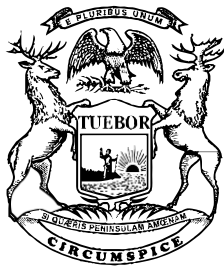
I hereby confirm and ratify my designation of Michael B. Kapp, Administrator, Michigan Department of Transportation, as the person authorized and empowered to act in my stead for Michigan Strategic Fund meetings that I am unable to attend.

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 STRATEGIC FUND

MEMORANDUM

Date: May 21, 2024
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 over the previous month. The following pages provide a narrative centered around the types of projects supported through delegated approval from April 1, 2024, to April 30, 2024, 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 April 1, 2024, to April 30, 2024.

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 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 April delegate-approved projects continue to represent our emphasis on supporting underserved populations in geographically disadvantaged areas. Throughout April 2024, 52% of the projects approved through delegated authority are in geographically disadvantaged areas. Additionally, all April approved projects through delegated authority have committed to creating nearly 300 jobs and just over \$63.2 million in private investment.

MSF Report

Delegate Approvals



Under the authority delegated by the MSF Board, the MSF delegates approved the following projects during April 2024, 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
Mino Automation USA, Inc.	4/1/2024	Auburn Hills	\$500,000	MINO Automation USA, INC., a global provider of manufacturing equipment for automated production systems and major electric vehicle OEMs, is expanding in the city of Auburn Hills. The company is a subsidiary of Guangzhou Mino Equipment Co., LTD. and was established in Auburn Hills in 2015, and currently employs 28 Michigan residents. MINO Automation plans to construct a 25,000-square-foot manufacturing facility at its existing operations in Auburn Hills, where it will add machinery and equipment as well as 6,000 square feet of office space. The project is expected to generate a total capital investment of \$10.4 million and create 30 jobs with the support of a \$500,000 Michigan Business Development Program performance-based grant. Michigan was chosen for the project over a competing site in Texas due to the strong OEM presence in the state.
LHP Engineering Services	4/11/2024	Pontiac	\$500,000	In 2015, LHP Engineering Services invested \$2,300,000 to open a new location in Pontiac, Michigan. Recently, the Company restructured, formulating new goals focused on autonomous Vehicles (AV), Electric Vehicles (EV) Connected Vehicles and related technologies, while continuing to support its traditional automotive customer base. To stay relevant in the current market, the Company must enhance and increase its EV products. To achieve its "EV Vision", the five-year plan is to invest in an EV test and training center. The Company is looking to renovate an existing 29,000 square foot facility that will partition certain areas into dedicated EV Test Labs. The project is expected to generate a total capital investment of \$3.6M and 35 Qualified New Jobs, such as engineers, test technicians, and support function personnel with the support of a \$500,000 Michigan Business Development Program performance-based grant.

Michigan Business Development Program (MBDP) Continued

Project Name	Approval Date	Location	Incentive Amount	Project Highlights
Barron Industries, Inc.	4/15/2024	Oxford	\$900,000	Barron Industries, Inc. is looking to grow by acquiring and incorporating new advanced metal 3D printing and machining equipment. To house the new equipment, the Company is considering building a new Advanced Aerospace Manufacturing Center (AAMC) that will be a 20,000 square foot light industrial building with a clean-room environment. The project is expected to generate a total capital investment of \$9.2 million with the support of a \$900,000 Michigan Business Development Program performance-based grant. Fifty new jobs are expected to be created within three years of the project's completion.
Motis, LLC dba Motis Brands	4/15/2024	Escanaba	\$75,000	Motis, LLC offers over 11,000 products servicing the powersport, medical, recreational, commercial, transportation, military, and industrial markets. The project is to bring a business that has previously been operating in Southern California to Escanaba and establish a specialty manufacturing center of excellence. The project is expected to generate a total capital investment of \$675K with the support of a \$75,000 Michigan Business Development Program performance-based grant. This project will also result in the creation of up to 9 new jobs paying an average wage of \$25.00 per hour, above the Regional Median Wage of \$19.26 per hour.
Tung Thih	4/15/2024	Northville	\$797,500	Tung Thih was established in 1979 and headquartered in Taiwan. It is an industry leader with over forty years of experience in designing and manufacturing a variety of automotive electronic products including ultrasonic parking assist systems, burglar proof equipment, multifunctional electronic rearview mirrors, and car cameras. The Company is the third largest global supplier of ultrasonic park assist systems and was the first supplier in greater China. The Company employs over 2,500 employees globally between its research and development and manufacturing locations. The Company is looking to purchase a two-story building that has an attached warehouse and sits on eight acres to establish its United States manufacturing headquarters. The project is expected to generate a total capital investment of \$15 million and create up to 55 Qualified New Jobs with the support of a \$797,500 Michigan Business Development Program performance-based grant.

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
Real Times, Inc. of Illinois	4/11/2024	Detroit	\$424,150	Real Times Media is working with Invest Detroit on a working capital line of credit and term loan to support working capital needs and refinance unrelated lender debt. Due to collateral shortfall on each of the loans with Invest Detroit, the CDFI is requesting assistance from the SSBCI 2.0 CSP.
BFP Enterprises, LLC dba Foresight Management	4/16/2024	Grand Rapids	\$1,322,350	First Merchant Bank is working with BFP Enterprises LLC d/b/a Foresight Management on an increased working capital line of credit. Due to a shortfall in collateral, the lender is requesting SSBCI 2.0 collateral support.
Cerberus Security, LLC	4/23/2024	Muskegon	\$149,700	Union Bank is working with Cerberus Security, LLC on a new working capital line of credit. Due to a shortfall in collateral, the Bank is requesting collateral support.
CAA Investments, LLC	4/24/2024	Macomb	\$136,920	CAA Investments / Panagon Systems is working with Fifth Third Bank to construct an addition to their facility. Due to collateral shortfall, the bank is asking for assistance from the SSBCI 2.0 CSP.

Build Michigan Community Grant Initiative

The Build MI Community Grant is an initiative designed to promote private investment in Michigan communities. This tool provides access to real estate development gap financing for small scale, incremental redevelopment projects.

Project Name	Approval Date	Location	Incentive Amount	Project Highlights
Bred Hart, LLC	4/13/2024	Battle Creek	\$236,054	The project will bring new life to a vacant building in the commercial district of downtown Battle Creek. These improvements will support the expansion of a cafe and coffee roasting business. The project will revitalize 3,358 sq feet of vacant space with a total capital investment of \$520,164.
Cedar Street Real Estate, LLC	4/21/2024	Manistique	\$250,000	The project will activate the second floor of a former bank building in the heart of downtown Manistique. The building will be transformed from a vacant commercial building to a mixed use commercial and future residential property, activating 4,670 sq feet with a total capital investment of \$819,014.

Revitalization and Placemaking (RAP) Program

The Revitalization and Placemaking program provides access to gap financing for place-based infrastructure development, real estate rehabilitation and development, and public space improvements.

Project Name	Approval Date	Location	Incentive Amount	Project Highlights
HB RE HOLDCO, LLC	4/13/2024	Fenton	\$1,000,000	HB RE HoldCo, LLC was awarded a \$1,000,00 RAP performance-based grant to rehabilitate a blighted and vacant property in downtown Fenton. The property at 113 Mill Street is in downtown Fenton, bordering what is commonly referred to as Dibbleville; the historic beginnings of the city of Fenton. The property has been vacant since June 2022, when a fire destroyed the property that housed the popular El Topo restaurant and forced the demolition of the existing structure for safety reasons. The new mixed-use development will contain a new bar and restaurant on the first floor and will create three new market-rate residential units on the 2nd floor. The project is expected to create 15 new full-time equivalent jobs with total capital investment of approximately \$4.2 million. The City of Fenton, through their investment as a development partner, is contributing \$602,000 toward surface parking and streetscape improvements for dedicated parking for patrons and residents of this development.
Nineteen Zero Nine, LLC	4/23/2024	Marshall	\$975,000	Nineteen Zero Nine, LLC was awarded a \$X RAP grant for the redevelopment of a long-vacant commercial building in downtown Marshall into an event space with three boutique hotel rooms. The project will be owned/operated by the same team that owns/operates Schuler's Restaurant in downtown Marshall.
Adrian City Center, LLC	4/23/2024	Adrian	\$1,500,000	The Park House Project is an approximately 45,000 sq/ft building located in Adrian MI and is comprised of five blighted and vacant buildings in the downtown corridor. Of the five buildings, four of them are recognized as historic by the Department of Interior. The redevelopment plan consists of commercial, on the ground floor and basement levels, with 12 apartment units on the second and third floors. The plans also include a community and event space that will be approximately 3,000 sq/ft. Job creation with this project is estimated to be 40 full-time equivalents (FTE's), with an estimated hourly wage of \$45.00. The project will also retain an existing 12 jobs that have an average salary of \$55,000. The pre-project taxable value is \$38,000 and the project is anticipated to raise the taxable value, upon completion, to roughly \$2.2 million.
Stoneycroft Farms, LLC	4/24/2024	Charlevoix	\$350,000	Stoneycroft Farms, LLC was awarded a \$350,000 RAP grant to rehabilitate a partially blighted building at 100 Van Pelt Place in the popular Van Pelt Alley in downtown Charlevoix. This project will activate a blighted second floor with 3,500 square feet with three residential units and additional office space. The total capital investment is approximately \$1.4 million.

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
NuStep	4/2/2024	Plymouth	\$3,235
W. F. Whelan Co.	4/2/2024	Canton	\$5,039
Workhorse Irons	4/2/2024	Grandville	\$950
LightGuide, Inc.	4/10/2024	Wixom	\$4,991
Link Industries	4/10/2024	Indian River	\$3,563
Viking Satcom, LLC	4/10/2024	Albion	\$875
LorAnn Oils, Inc.	4/16/2024	Lansing	\$5,500
McKeon Products, Incorporated	4/23/2024	Warren	\$3,500
SimuQuest	4/24/2024	Ann Arbor	\$3,203
Black Swamp Percussion, LLC	4/30/2024	Zeeland	\$4,340

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 for a list of program amendments that received delegated approval from April 1, 2024, to April 30, 2024.

Michigan Business Development Program (MBDP)

Project Name	MSF Delegate Amended Date	Project Location	Type of Request
MCPc	4/10/2024	Grand Rapids	Extend Milestone One due date from 11/30/2023 to 11/30/2024. Amend training certification requirements.

Financial Data Overview and Terminations



Michigan Business Development Program – Terminations

Project Name	Project Location	Incentive Type	Amount	Date	Reason for Termination	Repayment
Midwest Glass Fabricators, Inc.	Highland Township	Grant	\$150,000	4/10/2024	Company unable to meet requirements.	\$0.00
Redall Industries, Incorporated	Yale	Grant	\$156,000	4/10/2024	Company unable to meet requirements.	\$0.00
Extruded Aluminum Corporation	Belding	Grant	\$250,000	4/10/2024	Company unable to meet requirements.	\$0.00