

**MICHIGAN STRATEGIC FUND
FINAL MEETING MINUTES
June 23, 2020**

Members joined by phone

Britany L. Affolter-Caine
Paul Ajegba
Ronald W. Beebe
Mark Burton
Jeff Donofrio
Paul Gentilozzi
September Hargrove
Andrew Lockwood (on behalf of Treasurer Eubanks)
Charles P. Rothstein
Susan Tellier
Cindy Warner

Mr. Burton called the meeting to order at 10:02 a.m. He announced that the Detroit Entrepreneur Development, LLC item under Community Vitality has been pulled from the agenda and will be considered at a future meeting. He also announced that Rhonda Bishop has accepted another position within the MEDC, and this will be her last meeting as MSF Board Liaison. He expressed appreciation for her service. Katelyn Wilcox will be replacing her as MSF Board Liaison beginning with next month's meeting.

Public Comments: Mr. Burton introduced Brian Krantz, Senior IT Project Manager, who provided public comment instructions for individuals participating by telephone. Hubert Yopp, Mayor of Highland Park, expressed thanks to Magna Seating of America, Inc. for choosing to expand in Highland Park. Trevor Keyes, President & CEO of Bay Future, Inc., commented on the importance of the Uptown/River's Edge Redevelopment project to the Bay City community and encouraged Board approval. Representative Sarah Anthony, representing the 68th House District, expressed support for the Allen Place project, noting it will be extremely impactful for Lansing and the Mid-Michigan Region.

Communications: Rhonda Bishop, MSF Board Liaison, advised Board members that letters were received for the following projects: Senator Curtis Hertel, Jr. and Representative Sarah Anthony in support of the Allen Place project in Lansing and Senator Wayne Schmidt and House Speaker Lee Chatfield in support of Downtown Access & Placemaking project in Sault Ste. Marie; the letters are attached to the minutes.

A. CONSENT AGENDA

Resolution 2020-069 Approval of Consent Agenda Items

Mr. Burton asked if there were any questions from the Board regarding items under the Consent Agenda. There being none, Jeff Donofrio motioned for the approval of the following:

Proposed Special Meeting Minutes – May 19, 2020

LOC Performance Products, Inc. – MBDP Grant Amendment – **2020-070**

Atlantic Tool, Inc. – Revocation of Existing Tool and Die Recovery Zone – **2020-071**

Webasto Roof Systems, Inc. – MBDP Grant Reauthorization and Amendment – **2020-072**

September Hargrove seconded the motion. **The motion carried: 11 ayes; 0 nays; 0 recused.**

ROLL CALL VOTE: Ayes: Britany L. Affolter-Caine, Paul Ajegba, Ronald W. Beebe, Mark Burton, Jeff Donofrio, Paul Gentilozzi, September Hargrove, Andrew Lockwood (on behalf of Treasurer Eubanks, designation attached), Charles P. Rothstein, Susan Tellier, Cindy Warner; Nays: None; Recused: None

B. ADMINISTRATIVE

Resolution 2020-073 MSBRP Loan – Guidelines Modification

Trevor Friedeberg, Director of Business Development Projects, provided the Board with information regarding this action item. Following discussion, Andrew Lockwood motioned for the approval of Resolution 2020-073. Charles P. Rothstein seconded the motion. **The motion carried: 11 ayes; 0 nays; 0 recused.**

ROLL CALL VOTE: Ayes: Britany L. Affolter-Caine, Paul Ajegba, Ronald W. Beebe, Mark Burton, Jeff Donofrio, Paul Gentilozzi, September Hargrove, Andrew Lockwood (on behalf of Treasurer Eubanks, designation attached), Charles P. Rothstein, Susan Tellier, Cindy Warner; Nays: None; Recused: None

Resolution 2020-074 Jobs Ready Michigan Program – Delegation of Authority

Mark Morante, MSF Fund Manager, provided the Board with information regarding this action item. Following discussion, Ronald W. Beebe motioned for the approval of Resolution 2020-074. Cindy Warner seconded the motion. **The motion carried: 11 ayes; 0 nays; 0 recused.**

ROLL CALL VOTE: Ayes: Britany L. Affolter-Caine, Paul Ajegba, Ronald W. Beebe, Mark Burton, Jeff Donofrio, Paul Gentilozzi, September Hargrove, Andrew Lockwood (on behalf of Treasurer Eubanks, designation attached), Charles P. Rothstein, Susan Tellier, Cindy Warner; Nays: None; Recused: None

C. COMMUNITY VITALITY

Resolution 2020-075 ANC Holdings, LLC – MCRP Grant (Allen Place Project)

Sarah Rainero, Regional Director of Community Development, provided the Board with information regarding this action item. Following discussion, Cindy Warner motioned for the approval of Resolution 2020-075. Jeff Donofrio seconded the motion. **The motion carried: 11 ayes; 0 nays; 0 recused.**

ROLL CALL VOTE: Ayes: Britany L. Affolter-Caine, Paul Ajegba, Ronald W. Beebe, Mark Burton, Jeff Donofrio, Paul Gentilozzi, September Hargrove, Andrew Lockwood (on behalf of Treasurer Eubanks, designation attached), Charles P. Rothstein, Susan Tellier, Cindy Warner; Nays: None; Recused: None

Resolution 2020-076 & 2020-077 Lansing Acquisition 500, LLC / City of Lansing Brownfield Redevelopment Authority – MSF Investment Fund Equity Award and Brownfield Act 381 Work Plan (The Temple Redevelopment Project)

Sarah Rainero, Regional Director of Community Development, provided the Board with information regarding these action items. Following discussion, Andrew Lockwood motioned for the approval of Resolution 2020-076. Cindy Warner seconded the motion. **The motion carried: 11 ayes; 0 nays; 0 recused.**

ROLL CALL VOTE: Ayes: Britany L. Affolter-Caine, Paul Ajegba, Ronald W. Beebe, Mark Burton, Jeff Donofrio, Paul Gentilozzi, September Hargrove, Andrew Lockwood (on behalf of Treasurer Eubanks, designation attached), Charles P. Rothstein, Susan Tellier, Cindy Warner; Nays: None; Recused: None

Jeff Donofrio then motioned for the approval of Resolution 2020-077. Cindy Warner seconded the motion. **The motion carried: 11 ayes; 0 nays; 0 recused.**

ROLL CALL VOTE: Ayes: Britany L. Affolter-Caine, Paul Ajegba, Ronald W. Beebe, Mark Burton, Jeff Donofrio, Paul Gentilozzi, September Hargrove, Andrew Lockwood (on behalf of Treasurer Eubanks, designation attached), Charles P. Rothstein, Susan Tellier, Cindy Warner; Nays: None; Recused: None

Resolution 2020-078 & 2020-079 BRD Opportunity Zone Developer LLC – MCRP Loan and Brownfield Act 381 Work Plan Amendment (Uptown/River's Edge Redevelopment Project)

Chelsea Beckman, Community Assistance Team Specialist, provided the Board with information regarding these action items. Following discussion, Ronald W. Beebe motioned for the approval of Resolution 2020-078. Andrew Lockwood seconded the motion. **The motion carried: 11 ayes; 0 nays; 0 recused.**

ROLL CALL VOTE: Ayes: Britany L. Affolter-Caine, Paul Ajegba, Ronald W. Beebe, Mark Burton, Jeff Donofrio, Paul Gentilozzi, September Hargrove, Andrew Lockwood (on behalf of Treasurer Eubanks, designation attached), Charles P. Rothstein, Susan Tellier, Cindy Warner; Nays: None; Recused: None

Ronald W. Beebe then motioned for the approval of Resolution 2020-079. Jeff Donofrio seconded the motion. **The motion carried: 11 ayes; 0 nays; 0 recused.**

ROLL CALL VOTE: Ayes: Britany L. Affolter-Caine, Paul Ajegba, Ronald W. Beebe, Mark Burton, Jeff Donofrio, Paul Gentilozzi, September Hargrove, Andrew Lockwood (on behalf of Treasurer Eubanks, designation attached), Charles P. Rothstein, Susan Tellier, Cindy Warner; Nays: None; Recused: None

Resolution 2020-080 City of Sault Ste. Marie – CDBG Award (Downtown Access & Placemaking Project)
Lindsey Miller, Community Assistance Team Specialist, provided the Board with information regarding this action item. Following discussion, Britany L. Affolter-Caine, motioned for the approval of Resolution 2020-080. Susan Tellier seconded the motion. **The motion carried: 11 ayes; 0 nays; 0 recused.**

ROLL CALL VOTE: Ayes: Britany L. Affolter-Caine, Paul Ajegba, Ronald W. Beebe, Mark Burton, Jeff Donofrio, Paul Gentilozzi, September Hargrove, Andrew Lockwood (on behalf of Treasurer Eubanks, designation attached), Charles P. Rothstein, Susan Tellier, Cindy Warner; Nays: None; Recused: None

Cindy Warner left the meeting at 11:30 a.m.

D. BUSINESS INVESTMENT

D1. Business Growth

Resolution 2020-081 iSourceWorldWide, LLC & SkyPoint Ventures, LLC – MBDP Loan/Grant Amendment

Jeremy Webb, Senior Business Development Project Manager, provided the Board with information regarding this action item. Following discussion, Charles P. Rothstein motioned for the approval of Resolution 2020-081. Britany L. Affolter-Caine seconded the motion. **The motion carried: 8 ayes; 2 nays; 0 recused.**

ROLL CALL VOTE: Ayes: Britany L. Affolter-Caine, Paul Ajegba, Ronald W. Beebe, Mark Burton, Jeff Donofrio, Andrew Lockwood (on behalf of Treasurer Eubanks, designation attached), Charles P. Rothstein, Susan Tellier; Nays: Paul Gentilozzi, September Hargrove; Recused: None

Resolutions 2020-082 & 2020-083 Magna Seating of America, Inc. – MBDP Grant and SESA Exemption
Jeremy Webb, Senior Business Development Project Manager, provided the Board with information regarding these action items. Following discussion, Paul Gentilozzi motioned for the approval of Resolution 2020-082. September Hargrove seconded the motion. **The motion carried: 10 ayes; 0 nays; 0 recused.**

ROLL CALL VOTE: Ayes: Britany L. Affolter-Caine, Paul Ajegba, Ronald W. Beebe, Mark Burton, Jeff Donofrio, Paul Gentilozzi, September Hargrove, Andrew Lockwood (on behalf of Treasurer Eubanks, designation attached), Charles P. Rothstein, Susan Tellier; Nays: None; Recused: None

Paul Gentilozzi then motioned for the approval of Resolution 2020-083. September Hargrove seconded the motion. **The motion carried: 10 ayes; 0 nays; 0 recused.**

ROLL CALL VOTE: Ayes: Britany L. Affolter-Caine, Paul Ajegba, Ronald W. Beebe, Mark Burton, Jeff Donofrio, Paul Gentilozzi, September Hargrove, Andrew Lockwood (on behalf of Treasurer Eubanks, designation attached), Charles P. Rothstein, Susan Tellier; Nays: None; Recused: None

September Hargrove, recused from the next item, left the meeting; a recusal letter is attached to the minutes.

Charles P. Rothstein left the meeting at 12:00 p.m.

D2. Capital Access

Resolution 2020-084 Detroit Development Fund – Micro Loan Funding

Chris Cook, Director of Capital Access, provided the Board with information regarding this action item. Following discussion, Andrew Lockwood motioned for the approval of Resolution 2020-084. Paul Gentilozzi seconded the motion. **The motion carried: 8 ayes; 0 nays; 1 recused.**

ROLL CALL VOTE: Ayes: Britany L. Affolter-Caine, Paul Ajegba, Ronald W. Beebe, Mark Burton, Jeff Donofrio, Paul Gentilozzi, Andrew Lockwood (on behalf of Treasurer Eubanks, designation attached), Susan Tellier; Nays: None; Recused: September Hargrove

Mr. Burton adjourned the meeting at 12:10 p.m.



STATE OF MICHIGAN
DEPARTMENT OF TREASURY
LANSING

GRETCHEN WHITMER
GOVERNOR

RACHAEL EUBANKS
STATE TREASURER

January 16, 2020

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

Re: Michigan Strategic Fund Board Meeting Designee for Treasurer Eubanks

Dear Ms. Bishop:

I hereby designate Andrew Lockwood to attend all Michigan Strategic Fund meetings that I am unable to attend in 2020.

If you need anything additional, please contact Kara Kabia at (517) 241-2624.

Sincerely,

A handwritten signature in blue ink that reads "Rachael Eubanks".

Rachael Eubanks
State Treasurer

Cc: Eric Bussis
Andrew Lockwood



CURTIS HERTEL JR.
STATE SENATOR
MICHIGAN SENATE

DISTRICT 23
P.O. BOX 30036
LANSING, MI 48909-7536
PHONE: (517) 373-1734
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COMMITTEES:
APPROPRIATIONS (MVC)
ADVICE AND CONSENT (MVC)
HEALTH POLICY AND
HUMAN SERVICES
APPROPRIATIONS SUBCOMMITTEES:
HEALTH AND HUMAN SERVICES (MVC)
CAPITAL OUTLAY
UNIVERSITIES AND
COMMUNITY COLLEGES

June 16, 2020

Michigan Economic Development Corporation

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

Dear Members of the Michigan Strategic Fund,

I am writing to encourage your support of the Allen Place development which envisions converting the complex at the 1600 Block of East Kalamazoo Street in Lansing, Michigan into Allen Place. This comprehensive, community space will provide 21 units of mixed-income housing along with commercial space, integrative services and programming. The project is sponsored by the award-winning Allen Neighborhood Center (ANC), a 20-year old, place-based organization that serves as a non-profit hub for neighborhood revitalization and for activities that promote the health and well-being of Lansing's Eastside community. The co-developer on the project is Cinnaire Solutions, the non-profit development arm of Lansing-based Cinnaire Corporation.

This project is borne of countless neighborhood conversations during which neighbors gather to identify and discuss emerging opportunities and challenges. This particular project reflects the concerns raised in these sessions about food security, health access, affordable and age-friendly housing, job-skills training, and entrepreneurship.

Highlights of Allen Place include:

- Age-friendly apartments where design will facilitate social interaction and social programming.
- Easy access to ANC's broad range of programs (Youth Service Corps, Senior Discovery Group, Gardening/Cooking/Nutrition Education), computer center, picnic areas and 'green spaces', an on-site and year-round farmers market, Health Enrollment Services, Information and Referral Services, and more!
- The latest energy efficient features (e.g., mini-split heaters in apartment units, high efficiency heat pump water heaters, LED lighting, etc.).
- A partnership with Lansing Board to Water and Light to create a micro-grid, utilizing solar collecting roof panels, carports and solar doc picnic tables.
- 21,000 square feet of commercial space with a decidedly food and health-oriented focus:
 - An Accelerator Kitchen for food entrepreneurs
 - ELFCO Food Co-Op, a consignment grocery store, specializing in locally grown, raised, and processed foods
 - An Ingham County Health Clinic

I believe that Allen Place will become a model throughout the region for neighborhood crafted and neighborhood driven development. I strongly encourage your positive consideration of support.

Sincerely,

Curtis Hertel, Jr.
State Senator
23rd District



68TH DISTRICT
STATE CAPITOL
P.O. BOX 30014
LANSING, MI 48909-7514
PHONE: (517) 373-0826
FAX: (517) 373-5698
E-MAIL: sarahanthony@house.mi.gov

MICHIGAN HOUSE OF REPRESENTATIVES

SARAH ANTHONY STATE REPRESENTATIVE

June 22, 2020

Mark Burton
President and CEO
MI Economic Development Corporation
300 N. Washington Square
Lansing, MI 48913

Dear President Burton and members of the Michigan Strategic Fund,

I am writing to offer my formal support to Allen Place in its request for a \$1.5 million grant from the Michigan Strategic Fund. This comprehensive communal space will provide 21 units of mixed-income housing along with commercial space, integrative services and programming. The project is sponsored by the award-winning Allen Neighborhood Center (ANC), a non-profit organization that serves as a hub for neighborhood revitalization and for activities that promote the health and well-being of Lansing's Eastside community.

This project is inspired from countless neighborhood charrettes and quarterly meetings at Active Neighboring Cafes, where neighbors gather to discuss emerging opportunities and challenges within their community. This particular project reflects the concerns raised in these sessions about food security, health access, affordable and age-friendly housing, specialized skill training, and entrepreneurship.

Highlights of Allen Place include:

- Age-friendly apartments where design will facilitate social interaction and social programming.
- Easy access to ANC's broad range of programs and resources
 - Youth Service Corps, Senior Discovery Group, Gardening/Cooking/Nutrition Education, computer center, picnic areas, green spaces, on-site and year-round farmers market, Health Enrollment Services, Information and Referral Services, etc.
- The latest energy efficient features
 - Mini-split heaters in apartment units, high efficiency heat pump water heaters, LED lighting, etc.
- A partnership with Lansing Board of Water and Light to create a micro-grid, utilizing rooftop solar panels, electric carports and solar powered picnic tables.
- 21,000 square feet of commercial space with a food and health-oriented focus:
 - An Accelerator Kitchen for food entrepreneurs
 - A consignment grocery store specializing in locally grown, raised, and processed foods
 - An Ingham County Health Clinic

Allen Place development has provided crucial support and continues to inspire positive change throughout the Kalamazoo Street corridor. With a grant of \$1.5 million, Allen Place would become a model for neighborhood-driven development initiatives, steadily transforming our community. Thank you for your time and consideration to my letter. I offer my full support to Allen Place development and I urge your serious consideration of the grant request.

In Service,

Sarah Anthony





WAYNE A. SCHMIDT
37TH DISTRICT
P.O. BOX 30036
LANSING, MI 48909-7536

**THE SENATE
STATE OF MICHIGAN**

PHONE: (517) 373-2413
TOLL-FREE: (855) 347-8037
FAX: (517) 373-5144
senwschmidt@senate.michigan.gov

June 18, 2020

Mark Burton
Michigan Strategic Fund
300 N Washington Sq.
Lansing, Michigan 48913

Dear Chairman Burton,

The purpose of this letter is to express my full support of the City of Sault Ste. Marie's request for funds for the Downtown Access & Placemaking Project.

This project will improve mobility, making it safer and more efficient for pedestrians to navigate the downtown area. Green spaces and new signage will be added to enhance the area's physical appearance. These changes will positively impact lives of current residents and potentially attract future development and tourism opportunities.

Please include my letter of support in your applications materials to the Michigan Economic Development Corporation. If there are other ways I can encourage a positive outcome, please let me know.

Sincerely,

A handwritten signature in blue ink, consisting of several fluid, connected strokes.

Wayne Schmidt
State Senator
37th District

cc: Gloria Carnicom



107TH DISTRICT
STATE CAPITOL
P.O. BOX 30014
LANSING, MI 48909-7514

MICHIGAN HOUSE OF REPRESENTATIVES

LEE CHATFIELD
SPEAKER OF THE HOUSE

PHONE: (517) 373-2629
FAX: (517) 373-8429
LeeChatfield@house.mi.gov
www.RepChatfield.com

June 19, 2020

Dear Mr. Burton,

I am writing today in support for the City of Sault Ste. Marie who has recently requested a Community Development Block Grant for streetscape and placemaking improvements for the Downtown Access & Placemaking Project. These funds would also assist in providing a Certified Grant Administrator to assist the city with the compliance and administrative requirements of the award.

The Downtown Access & Placemaking project will transform four public spaces with curb-less and multi modal sidewalks, an interpretive pathway, streetscape improvements and way finding signage allowing for residents to safely walk, bike and access public transportation in downtown Sault Ste. Marie. Redevelopment of the four sites will create green areas, dedication of space to enjoy outdoor recreation and placemaking elements.

In their existing state, the four sites limit access to non-motorized users of downtown Sault Ste. Marie and present significant safety concerns for bicyclists, walkers and vehicular traffic. The sites are currently lacking sidewalks, pedestrian amenities, safety features, traffic calming features and green areas. Residents within the project area rely on this space for parking, pedestrian movement, cycling and access to public transportation. The area is heavily traversed by seniors with disabilities as well as young children.

With these improvements, public safety concerns will be greatly lessened. The Downtown Access & Placemaking project will provide a safe, non-motorized connection to the city benefiting those low-income residents who walk and bike to school, work and for recreation. With the beautification to downtown and increase in pedestrian traffic future private development opportunities will be more likely to take place.

We thank you again for your consideration of this vital project. I offer my full support of this endeavor and if there are any questions or concerns you wish to address, please do not hesitate to reach out to my office at your convenience.

Sincerely,

A handwritten signature in blue ink that reads "Lee Chatfield".

Lee Chatfield

June 22, 2020

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

Re: Detroit Development Fund

Dear Ms. Bishop

This letter is to advise that I am recusing myself from deliberations and voting on the Detroit Development Fund during the Michigan Strategic Fund board meeting on Tuesday, June 23, 2020.

The reason for the recusal is that I have a conflict of interest with respect to the parties involved in the agenda item.

Regards,

A handwritten signature in black ink, appearing to read 'S. Hargrove', with a stylized flourish at the end.

September Hargrove