

**MICHIGAN STRATEGIC FUND
APPROVED MEETING MINUTES
December 8, 2020**

Members joined remotely

Britany L. Affolter-Caine, participating from Ypsilanti Township, MI
Paul Ajegba, participating from Superior Township, MI
Ronald W. Beebe, participating from Bay City, MI
Mark Burton, participating from Meridian Township, MI
Susan Corbin, participating from Petoskey, MI
Paul Gentilozzi, participating from Lansing, MI
Michael B. Kapp (on behalf of Director Ajegba), participating from Wheatfield Township, MI
 o *participated until Director Ajegba joined the meeting*
Andrew Lockwood (on behalf of Treasurer Eubanks), participating from Grand Ledge, MI
Susan Tellier, participating from Grand Rapids, MI
Cindy Warner, participating from Traverse City, MI

Members absent

September Hargrove
Charles P. Rothstein

I. CALL TO ORDER & ROLL CALL

Mr. Burton called the meeting to order at 9:01 a.m. The meeting was held virtually via Microsoft Teams due to the COVID-19 pandemic. It was moved to an earlier time due to a lengthy agenda.

Mr. Burton introduced Katelyn Wilcox, MSF Board Liaison, who reminded members to identify their physical location by stating the county, city, township, or village and state from which he or she is attending the meeting remotely, as required under the Open Meetings Act. Ms. Wilcox then conducted the attendance roll call.

II. PUBLIC COMMENTS

Katelyn Wilcox explained the process for members of the public to participate; there were no public comments.

III. COMMUNICATIONS

Katelyn Wilcox advised Board members that letters were received from Senator Dan Lauwers, the Community Foundation of St. Clair County, and the City of Port Huron Downtown Development Authority in support of the Wrigley Center, LLC project in Port Huron; the letters are attached to the minutes.

IV. CONSENT AGENDA

Resolution 2020-142 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, Andrew Lockwood motioned for the approval of the following:

- a. Proposed Meeting Minutes: October 27, 2020
- b. Proposed Special Session Meeting Minutes: November 30, 2020
- c. Acrisure LLC: GJFM Incentive Agreement Amendment and MBDP Grant Amendment – **2020-143 & 2020-144**
- d. CDBG Program Year 2019 Action Plan Third Amendment: CDBG COVID Response Funds – **2020-145**

Susan Tellier seconded the motion. **The motion carried: 9 ayes; 0 nays; 0 recused.**

ROLL CALL VOTE: Ayes: Britany L. Affolter-Caine, Ronald W. Beebe, Mark Burton, Susan Corbin, Paul Gentilozzi, Michael B. Kapp (on behalf of Director Ajegba, designation attached), Andrew Lockwood (on behalf of Treasurer Eubanks, designation attached), Susan Tellier, Cindy Warner; Nays: None; Recused: None

Paul Ajegba joined the meeting at 9:08 a.m.

V. ADMINISTRATIVE

Resolution 2020-146 FY 2021 Michigan Business Development Program (MBDP): Guidelines Amendments

- a. *Trevor Friedeberg, Director of Business Development Projects, provided the Board with information regarding this action item. The action involves approval of amendments to MBDP Guidelines, including document structure, eligibility requirements, project considerations, and job metrics.* Following discussion, Britany L. Affolter-Caine motioned for the approval of Resolution 2020-146. Cindy Warner seconded the motion. **The motion carried: 9 ayes; 0 nays; 0 recused.**

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

VI. CAPITAL ACCESS

- a. **Resolution 2020-147 Michigan Regional Council of Carpenters / Michigan Statewide Carpenters and Millwrights Joint Apprenticeship and Training Fund: Michigan Supplier Diversification Fund-Collateral Support Program (MSDF-CSP) Approval**

Aileen Cohen, Capital Project and Portfolio Manager, provided the Board with information regarding this action item. The action involves approval of \$5,000,000 in collateral support for a draw to term construction line of credit to support construction of a new training facility in the City of Detroit. Following discussion, Paul Gentilozzi motioned for the approval of Resolution 2020-147. Susan Corbin seconded the motion. **The motion carried: 9 ayes; 0 nays; 0 recused.**

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

- b. **Resolution 2020-148 Chelsea Health and Wellness Foundation dba 5 Healthy Towns Foundation: Supplements to Series 2013A and 2013B Bonds Indentures**

Chris Cook, Director of Capital Access, provided the Board with information regarding this action item. The action involves approval of supplements to indentures for MSF Series 2013A and 2013B bonds related to the Chelsea-Area Wellness Foundation project. Following discussion, Andrew Lockwood motioned for the approval of Resolution 2020-148. Susan Tellier seconded the motion. **The motion carried: 9 ayes; 0 nays; 0 recused.**

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

VII. BUSINESS INVESTMENT

Josh Hundt, Executive Vice President & Chief Business Development Officer, provided an overview of the Michigan Economic Development Corporation's Industry 4.0 Signature Initiative, including what it is and how Michigan can lead the nation in the fourth phase of this industrial revolution. This will be accomplished by implementing a multi-pronged effort to ensure that by 2025 50 percent of all Michigan manufacturers will be prepared to adopt Industry 4.0.

a. **Resolution 2020-149 Automation Alley: FY 2021 Funding Allocation**

*Natalie Chmiko, Vice President of PMBC & International Trade, provided the Board with information regarding this action item. The action involves allocation of \$2,500,000 in funding to support Automation Alley Industry 4.0 services to Michigan small and medium-sized manufacturers. Following discussion, Paul Gentilozzi motioned to amend the resolution to modify the term extension from “an additional five years” to “an additional five one-year terms” and to bring the item back to the board annually for approval. Ronald W. Beebe seconded the motion. **The motion carried: 9 ayes; 0 nays; 0 recused.***

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

Paul Gentilozzi then motioned for the approval of Resolution 2020-149, as amended. Ronald W. Beebe seconded the motion. **The motion carried: 9 ayes; 0 nays; 0 recused.**

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

b. **Resolution 2020-150 Michigan Manufacturing Technology Center (MMTC): FY 2021 Funding Allocation**

*Natalie Chmiko, Vice President of PMBC & International Trade, provided the Board with information regarding this action item. The action involves approval of a grant amendment to allocate \$3,050,000 in additional funding to support MMTC Industry 4.0 services for Michigan small and medium-sized manufacturers. Following discussion, Britany L. Affolter-Caine motioned for the approval of Resolution 2020-150. Susan Corbin seconded the motion. **The motion carried: 9 ayes; 0 nays; 0 recused.***

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

c. **Resolution 2020-151 Industry 4.0 Regional Grant: Request for Proposals and Funding Allocation**

*Eric Shreffler, Vice President of Market Development, provided the Board with information regarding this action item. The action involves allocation of \$2,000,000 in funding and approval of scope of work for a Request for Proposals to solicit regional proposals from eligible organizations to increase manufacturers' awareness and readiness to adopt Industry 4.0 technologies, appoint a Joint Evaluation Committee to review proposals, and adopt scoring and evaluation criteria. Following discussion, Paul Ajegba motioned to amend the resolution to modify the allocation from \$2,000,000 to “up to” \$2,000,000 and to approve Resolution 2020-151, as amended. Paul Gentilozzi seconded the motion. **The motion carried: 9 ayes; 0 nays; 0 recused.***

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

d. **Resolution 2020-152 Industry 4.0 Awareness and Education**

Doug Kuiper, Senior Vice President of Marketing and Communications, provided the Board with information regarding this action item. The action involves allocation of \$1,000,000 in funding to McCann Erickson for business marketing advertising services to generate awareness and connect Michigan manufacturers to statewide Industry 4.0 opportunities, resources, and services. Following discussion, Andrew Lockwood motioned for the approval of Resolution 2020-152. Susan Corbin seconded the motion. **The motion carried: 6 ayes; 3 nays; 0 recused.**

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

e. **Resolution 2020-153 NorthPoint Development, LLC / City of Detroit Brownfield Redevelopment Authority: Brownfield Act 381 Work Plan (Former Cadillac Stamping Plant Redevelopment Project)**

Jibran Ahmed, Business Development Project Manager, provided the Board with information regarding this action item. The action involves approval of state tax capture for Act 381 eligible activities capped at \$3,330,293 to support a business development project in the City of Detroit. The project is expected to result in total capital investment of \$47,943,883. Following discussion, Paul Gentilozzi motioned for the approval of Resolution 2020-153. Ronald W. Beebe seconded the motion. **The motion carried: 9 ayes; 0 nays; 0 recused.**

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

VIII. COMMUNITY VITALITY

a. **Middleville Main, LLC: Michigan Community Revitalization Program Grant and Property Qualification**

Sue DeVries, Community Assistance Team Specialist, provided the Board with information regarding this action item. The action involves approval of a \$990,000 Michigan Community Revitalization Program performance-based grant and property qualification consistent with the finding and declarations in Section 90 of the MSF Act to support a community development project in the Village of Middleville. The project is expected to result in total capital investment of \$2,840,448. Following discussion and questions by Board members, Mark Burton motioned to table this agenda item. Ronald W. Beebe seconded the motion. **The motion carried: 9 ayes; 0 nays; 0 recused.**

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

Ronald W. Beebe disconnected from the meeting at 11:52 a.m.

Susan Tellier disconnected from the meeting at 12:02 p.m.

b. **Resolutions 2020-154 & 2020-155 Wrigley Center Master Tenant, L.L.C. and Wrigley Center, L.L.C. / City of Port Huron Brownfield Redevelopment Authority: Michigan Community Revitalization Program Grant and Brownfield Act 381 Work Plan (Wrigley Center Development Project)**

*Charles Donaldson, Senior Community Assistance Team Specialist, provided the Board with information regarding these action items. These actions involve approval of state tax capture capped at \$689,143 for Act 381 eligible activities and a \$1,500,000 Michigan Community Revitalization Program performance-based grant to support a community development project in the City of Port Huron. The project is expected to result in total capital investment of \$14,450,770. Following discussion, Britany L. Affolter-Caine motioned for the approval of Resolution 2020-154. Paul Gentilozzi seconded the motion. **The motion carried: 7 ayes; 0 nays; 0 recused.***

ROLL CALL VOTE: Ayes: Britany L. Affolter-Caine, Paul Ajegba, Mark Burton, Susan Corbin, Paul Gentilozzi, Andrew Lockwood (on behalf of Treasurer Eubanks, designation attached), Cindy Warner; Nays: None; Recused: None

Cindy Warner then motioned for the approval of Resolution 2020-155. Paul Gentilozzi seconded the motion. **The motion carried: 7 ayes; 0 nays; 0 recused.**

ROLL CALL VOTE: Ayes: Britany L. Affolter-Caine, Paul Ajegba, Mark Burton, Susan Corbin, Paul Gentilozzi, Andrew Lockwood (on behalf of Treasurer Eubanks, designation attached), Cindy Warner; Nays: None; Recused: None

IX. IMAGE BRANDING

a. **Resolution 2020-156 McCann Erickson USA, Inc: Business Marketing Advertising Contract Amendment**

*Doug Kuiper, Senior Vice President of Marketing and Communications, provided the Board with information regarding this action item. The action involves approval of a request to encumber up to \$5,782,500 from FY 2021 appropriated funds and authorize the Fund Manager to enter into a contract amendment with McCann Erickson for business marketing advertising services. Following discussion, Andrew Lockwood motioned for the approval of Resolution 2020-156. Susan Corbin seconded the motion. **The motion carried: 7 ayes; 0 nays; 0 recused.***

ROLL CALL VOTE: Ayes: Britany L. Affolter-Caine, Paul Ajegba, Mark Burton, Susan Corbin, Paul Gentilozzi, Andrew Lockwood (on behalf of Treasurer Eubanks, designation attached), Cindy Warner; Nays: None; Recused: None

Mr. Burton adjourned the meeting at 12:14 p.m.



25TH DISTRICT
P.O. BOX 30036
LANSING, MI 48909-7536
PHONE: (517) 373-7708
FAX: (517) 373-1450
SenDLauwers@senate.michigan.gov
www.SenatorDanLauwers.com

MICHIGAN STATE SENATE
DAN LAUWERS

COMMITTEES:
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AGRICULTURE
ECONOMIC AND SMALL BUSINESS
DEVELOPMENT
REGULATORY REFORM
TRANSPORTATION AND INFRASTRUCTURE

December 4, 2020

To Whom It May Concern:

I am writing to offer my full support of The Wrigley Center, LLC grant application.

This important project, located at 318 Grand River Avenue, will build upon the city of Port Huron's continuing revitalization. The renovation and expansion of a now one-story vacant building into a four-story multi-use building will provide much needed affordable commercial space. The Wrigley Center will also house a farmer's market, which will provide access to fresh local food supplied by the farmers and growers in the surrounding communities.

Port Huron is the main urban center for the 25th Senate District and it's continued improvement and revitalization benefits many people in the Thumb region. Knowing the benefits this project would provide, I fully support The Wrigley Center, LLC development project.

Thank you for your time and consideration of my support.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dan Lauwers", written over a horizontal line.

Dan Lauwers
State Senator, 25th District

Community Foundation

of St. Clair County

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Patricia Manley, Secretary
F. William Schwarz III, Treasurer
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December 2, 2020

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John D. Tomlinson
Andrew Touma (YAC)
Hale H. Walker
Timothy M. Ward
Michael D. Wendling

Mr. Chuck Donaldson
Region 6 Specialist
MEDC

Dear Chuck:

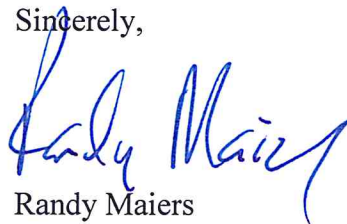
On behalf of the Community Foundation of St. Clair County I am pleased to let you and the MEDC know that we are pledging \$350,000 in financing to the Wrigley Center project in Port Huron.

The redevelopment of the former Art Van building in downtown Port Huron is perhaps our region's top economic priority. The building has been vacant and off the tax rolls for many years and is a drain on our downtown.

Our Foundation, along with the Blue Meets Green coalition and other regional stakeholders are convinced that this mixed-use redevelopment will have a significant impact on our region.

The Community Foundation is proud to be an investor in this project, and hope that the MEDC joins us.

Sincerely,



Randy Maiers

Making Bold Investments in People and Place

500 Water Street, Port Huron, MI 48060 Phone: (810) 984-4761 • www.stclairfoundation.org





Office of the DDA Director

Phone: 810-984-9718 Fax: 810-985-0179

www.porthuron.org

December 2, 2020

To whom it may concern,

On behalf of the City of Port Huron Downtown Development Authority (DDA), I am pleased to offer our support for Wrigley Center, LLC at 318 Grand River in Downtown Port Huron. This is a much anticipated project that will entirely change the landscape of Downtown Port Huron and all economy boosting projects moving forward.

Downtown Port Huron has completely transformed in the past five years; and new projects are not just on the horizon, they're happening now. The Wrigley Center will undoubtedly change the game by transforming 318 Grand River from a dilapidated building to a beautiful mixed-use center for shopping, a farmers market, and unique spaces. Additionally, while Downtown is growing at an exciting rate, the need for additional lofts is present by the year or longer waiting list we are currently seeing. The Wrigley Center Project moving forward is precisely the action that Downtown Port Huron needs to see in order to transform the landscape and raise the stakes as to what Port Huron is capable of.

The DDA has long-desired to see 318 Grand River renovated in order to forward the goals and development plan of the City of Port Huron. The Wrigley Center not only meets those goals, but exceeds them. On behalf of the DDA, downtown businesses owners and the community as a whole, we look forward to seeing this project come to fruition. Please do not hesitate to contact me if I can provide any additional assistance to this matter.

Sincerely,

Cynthia M. Cutright
DDA Director
City of Port Huron



STATE OF MICHIGAN
DEPARTMENT OF TRANSPORTATION
LANSING

GRETCHEN WHITMER
GOVERNOR

PAUL AJEGBA
DIRECTOR

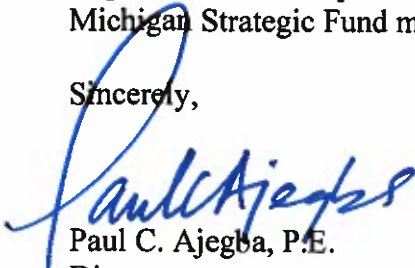
February 3, 2020

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,



Paul C. Ajegba, P.E.
Director

cc: M. Kapp
Executive File



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