

**MICHIGAN STRATEGIC FUND
APPROVED SPECIAL SESSION MINUTES
NOVEMBER 9, 2022**

Members Present

Michael B. Kapp (on behalf of Director Ajegba)
Quentin L. Messer, Jr.

Members joined remotely

Britany L. Affolter-Caine
Ronald W. Beebe
Susan Corbin
Rachael Eubanks
Dimitrius Hutcherson
Charles P. Rothstein
Susan Tellier
Cindy Warner

Member Absent

Paul Gentilozzi

I. CALL TO ORDER & ROLL CALL

Mr. Messer called the meeting to order at 9:03 a.m. The meeting was held in person in the Lake Michigan Conference Room at the MEDC headquarters building in Lansing with optional participation remotely. He noted that the MSF Board has met 16 times this year, including 10 regularly scheduled meetings and six special meetings. He expressed appreciation to Board members, Attorney General staff, and MEDC colleagues for their work on behalf of the State of Michigan.

Mr. Messer introduced Katelyn Wilcox Surmann, MSF Board Liaison, who conducted the attendance roll call.

II. PUBLIC COMMENT

Ms. Wilcox Surmann explained the process for members of the public to participate. State Representative Sarah Anthony and Eric Olmscheid, Executive Director for the Wharton Center, offered comments in support of the Ovation Performing Arts Center project in Lansing.

III. COMMUNICATIONS

Ms. Wilcox Surmann advised Board members that letters were received from State Senator Curtis Hertel, Jr. and State Representative Sarah Anthony in support of the Ovation Performing Arts Center project in Lansing. Letters also were received from the individuals identified below in support of the former Buick City site redevelopment project in Flint. The letters are attached to the minutes.

- State Senator Jim Ananich
- State Representative John Cherry
- State Representative Tim Sneller
- Domonique Clemons, Chairperson of the Genesee County Board of Commissioners
- Sheldon Neeley, Mayor of the City of Flint and Samantha Fountain, Economic Development Director for the City of Flint

MSF Subcommittee Reports

Ronald W. Beebe, chair of the MSF Finance and Investment Subcommittee, reported members met recently to review three projects on the special meeting agenda. Subcommittee members recommend approval of award requests for the City of Lansing, Downtown Detroit Partnership, and Flint Commerce Center, LLC projects.

Cindy Warner, chair of the MSF Policy and Planning Subcommittee, reported members met recently to receive an overview of projects on the special meeting agenda.

IV. CONSENT AGENDA

Resolution 2022-186 Approval of Consent Agenda Items

Mr. Messer asked if there were any questions from Board members regarding items under the Consent Agenda. There being none, Michael B. Kapp motioned for the approval of the following:

- a. Proposed Meeting Minutes: October 25, 2022
- b. JR Automation Technologies LLC: MBDP Amendment – **2022-187**

Quentin L. Messer Jr. seconded the motion. **The motion carried: 10 ayes; 0 nays; 0 recused.**

ROLL CALL VOTE: Ayes: Britany L. Affolter-Caine, Ronald W. Beebe, Susan Corbin, Rachael Eubanks, Dimitrius Hutcherson, Michael B. Kapp (on behalf of Director Ajegba, designation attached), Quentin L. Messer, Jr., Charles P. Rothstein, Susan Tellier, Cindy Warner; Nays: None; Recused: None

V. DEVELOP ATTRACTIVE PLACES

a. Resolution 2022-188 City of Lansing: Michigan Strategic Fund Performance-based Grant (Ovation Performing Arts Center)

Lori Mullins, Managing Director of Community Development Incentives, provided the Board with information regarding this action item. The action involves approval of a \$5,000,000 Michigan Strategic Fund (MSF) performance-based grant under MCL 125.2088b(2)(c) of the MSF Act to support a place-based performing arts center project in the City of Lansing (Ingham County). Following discussion, Ronald W. Beebe motioned for the approval of Resolution 2022-188. Quentin L. Messer, Jr. seconded the motion. **The motion carried: 10 ayes; 0 nays; 0 recused.**

ROLL CALL VOTE: Ayes: Britany L. Affolter-Caine, Ronald W. Beebe, Susan Corbin, Rachael Eubanks, Dimitrius Hutcherson, Michael B. Kapp (on behalf of Director Ajegba, designation attached), Quentin L. Messer, Jr., Charles P. Rothstein, Susan Tellier, Cindy Warner; Nays: None; Recused: None

b. Resolution 2022-189 Downtown Detroit Partnership: Michigan Strategic Fund Performance-based Grant (Pedestrian Infrastructure Equipment)

Jake Winder, Manager of Community Development Incentives, provided the Board with information regarding this action item. The action involves approval of a \$2,000,000 Michigan Strategic Fund (MSF) performance-based grant under MCL 125.2088b(2)(c) of the MSF Act to support the purchase of pedestrian infrastructure equipment and public space improvements that will help ensure safety and accessibility for all attendees at various downtown events in the City of Detroit (Wayne County). Following discussion, Michael B. Kapp motioned for the approval of Resolution 2022-189. Quentin L. Messer, Jr. seconded the motion. **The motion carried: 10 ayes; 0 nays; 0 recused.**

ROLL CALL VOTE: Ayes: Britany L. Affolter-Caine, Ronald W. Beebe, Susan Corbin, Rachael Eubanks, Dimitrius Hutcherson, Michael B. Kapp (on behalf of Director Ajegba, designation attached), Quentin L. Messer, Jr., Charles P. Rothstein, Susan Tellier, Cindy Warner; Nays: None; Recused: None

VI. ATTRACT, RETAIN AND GROW BUSINESS

a. Resolution 2022-190 Michigan Automotive Compressor, Inc.: State Essential Services Assessment Exemption

*Erik Wilford, Senior Business Development Project Manager, provided the Board with information regarding this action item. The action involves approval of a 100% State Essential Services Assessment (SESA) Exemption for up to five years valued at up to \$984,000 and an Eligible Distressed Area Requirement Waiver related to the SESA Exemption to support a business development project in the Village of Parma (Jackson County). The project is expected to result in the retention of 241 jobs and a capital investment of up to \$82,000,000. Following discussion, Susan Corbin motioned for the approval of Resolution 2022-190. Dimitrius Hutcherson seconded the motion. **The motion carried: 10 ayes; 0 nays; 0 recused.***

ROLL CALL VOTE: Ayes: Britany L. Affolter-Caine, Ronald W. Beebe, Susan Corbin, Rachael Eubanks, Dimitrius Hutcherson, Michael B. Kapp (on behalf of Director Ajegba, designation attached), Quentin L. Messer, Jr., Charles P. Rothstein, Susan Tellier, Cindy Warner; Nays: None; Recused: None

Dimitrius Hutcherson briefly disconnected from the meeting and rejoined at 9:46 a.m.

b. Resolution 2022-191 Flint Commerce Center, LLC: Michigan Strategic Fund Performance-based Loan (Ashley Capital/Former Buick City Site)

*Jeremy Webb, Interim Managing Director of Business Development Projects, provided the Board with information regarding this action item. The action involves approval of a \$8,500,000 Michigan Strategic Fund (MSF) performance-based loan under MCL 125.2088b(2)(c) of the MSF Act, with the ability to be forgiven based on achievable performance requirements, to support a speculative development project in the City of Flint (Genesee County). Following discussion, Quentin L. Messer, Jr. motioned for the approval of Resolution 2022-191. Dimitrius Hutcherson seconded the motion. **The motion carried: 10 ayes; 0 nays; 0 recused.***

ROLL CALL VOTE: Ayes: Britany L. Affolter-Caine, Ronald W. Beebe, Susan Corbin, Rachael Eubanks, Dimitrius Hutcherson, Michael B. Kapp (on behalf of Director Ajegba, designation attached), Quentin L. Messer, Jr., Charles P. Rothstein, Susan Tellier, Cindy Warner; Nays: None; Recused: None

Rachael Eubanks disconnected from the meeting at 9:55 a.m. Andrew Lockwood joined the meeting on her behalf.

c. Resolution 2022-192 Mega-Site Strategic Plan: Request for Proposals (RFP)

Terri Fitzpatrick, EVP, Chief Real Estate and Global Attraction Officer, provided the Board with information regarding this action item. The action involves approval of a statement of work for an RFP in the amount of up to \$1,500,000 to solicit proposals for development of a Michigan mega-site strategic plan and authorize the release of the RFP; appoint a Joint Evaluation Committee (JEC) to review proposals received in response to the RFP and provide a recommended bidder; adopt scoring and evaluation criteria to be used by the JEC in its review of responses to the RFP; and authorize the MSF Fund Manager and the MSF President

to identify the successful bidder based on the JEC's recommendation and execute a final agreement with that bidder on behalf of the MSF. Following discussion, Michael B. Kapp motioned for the approval of Resolution 2022-192. Quentin L. Messer, Jr. seconded the motion. **The motion carried: 10 ayes; 0 nays; 0 recused.**

ROLL CALL VOTE: Ayes: Britany L. Affolter-Caine, Ronald W. Beebe, Susan Corbin, Andrew Lockwood (on behalf of Treasurer Eubanks, designation attached), Dimitrius Hutcherson, Michael B. Kapp (on behalf of Director Ajegba, designation attached), Quentin L. Messer, Jr., Charles P. Rothstein, Susan Tellier, Cindy Warner; Nays: None; Recused: None

Mr. Messer adjourned the meeting at 9:58 a.m.



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,

A handwritten signature in blue ink that reads "Paul C. Ajegba".

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 6, 2022

Quentin Messer, Chairman, Michigan Strategic Fund
Michigan Economic Development Corporation
300 N. Washington Square
Lansing, MI 48913

Re: Michigan Strategic Fund Board Meeting Designee for Treasurer Eubanks

Dear Mr. Messer:

I hereby designate Andrew Lockwood to attend all Michigan Strategic Fund meetings that I am unable to attend in 2022.

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

Sincerely,

A handwritten signature in cursive script 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
FAX: (517) 373-5397
senchertel@senate.michigan.gov

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

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

November 2, 2022

Dear Chair Messer and Board Members,

It is undeniable that the arts are a viable tool for education, self-discovery, and both economic and cultural growth. These are just a few reasons why I am supportive of the city of Lansing's plans to build a music venue downtown. I know that many people are working toward funding this project and I would greatly appreciate your consideration of support in helping bring this pivotal project to fruition.

Lansing has not seen a major investment in the arts or arts education in more than 40 years. To fulfill this need, a performance venue has been a long-standing goal. Back in 1998, the City of Lansing conducted a full-market feasibility study, which determined that the mid-Michigan region would support a new performing arts center. Then, four years ago, the idea was brought back to life; after conducting multiple feasibility studies and research, it has become clear that there is critical need for a performance space in our region, and that The Ovation has potential to thrive and inspire while providing community spaces for youth, artists, and non-profit organizations.

Located in the heart of Downtown Lansing, the strategically placed venue will increase walkability, strengthen the downtown core, and attract talent. The Ovation will also house retail space, community rooms, as well as offices for local non-profit arts groups. Most importantly, the venue will stand on its own financially, requiring no annual operating subsidy. Conservative projections estimate that the overall economic impact will be more than \$12 million dollars every year.

This venue will be much more than a place to see a show; it has the potential to bring crucial and measurable benefits to local youth, families, neighborhoods, businesses, and the local economy — demonstrating the true power of the arts.

I am in full support of this project and there is no doubt in my mind that it will breathe new life to downtown Lansing. Thank you for your consideration.

Sincerely,

Curtis Hertel, Jr.
State Senator
District 23



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

November 9, 2022

Quentin L. Messer, Jr.
President and Chairperson
Michigan Strategic Fund Board
300 N. Washington Sq.
Lansing, MI 48913

Dear Chairperson Messer,

I am writing to lend my formal support for the City of Lansing's request for a place-based infrastructure grant from the Michigan Strategic Fund for the Ovation Performing Arts Center. This project would be transformational for downtown Lansing and the Greater Lansing region.

I have been extremely encouraged at the pace with which the Ovation Performing Arts Center in downtown Lansing has progressed through its planning and implementation phases. Many long-time members of the Lansing business community were forced to close their doors permanently during the Covid-19 pandemic. A project such as this, which would attract 190,000 visitors to Lansing, would spring life back into the areas hit the hardest. This opportunity to bring together people from our Lansing community, residents, from Mid-Michigan, and from across the state, is unparalleled.

As Lansing's state representative and a life-long resident, I have seen the effect that decades of divestment have had on this community. Our region deserves the adequate funding for innovative projects like these. By approving the request for the Ovation Performing Arts Center, Lansing will persist as a destination for residents, business owners, and tourists. Ultimately, such a transformation to the area will provide positive change for our entire community.

Thank you for your time and attention to my letter. I respectfully request your serious consideration of the City of Lansing's request for a place-based infrastructure grant from the Michigan Strategic Fund for the Ovation Performing Arts Center.

In Service,

Sarah Anthony
State Representative



JIM ANANICH
SENATE MINORITY LEADER
MICHIGAN SENATE

27TH DISTRICT
P.O. BOX 30036
LANSING, MI 48909-7536
PHONE: (517) 373-0142
FAX: (517) 373-3938
senjananich@senate.michigan.gov

November 9, 2022

Quentin L. Messer, Jr., Chairperson
Michigan Strategic Fund Board of Directors
300 N Washington Sq
Lansing, MI 48913

Dear Chairman Messer and Members of the Michigan Strategic Fund Board:

As the State Senator representing Flint and its surrounding communities, I am writing to encourage the approval of an \$8.5 million performance-based loan to Flint Commerce Center LLC to support its efforts to rehabilitate a large portion of the Buick City Site. This project involves a potential capital investment of approximately \$300 million over time to develop the entire Buick City Site, allowing for the potential ability to generate approximately 2,000 to 3,000 employees in the City of Flint.

It is my understanding that the entities involved are committed to constructing a building of at least 275,000 square feet in size, with plans to further develop up to 3.5 million square feet on the Buick City Site. The new light industrial space will be a host for thousands of workers in new high-skill, high-wage, high-tech jobs. It should go without saying that a project of this magnitude can and will have an economic ripple effect that will be felt far and wide in our community.

The Buick City Site is the biggest symbol of our region's automotive history. It tells the story of when our economy drew workers from across the country and when we established our status as the premier leader in putting the world on wheels. Its subsequent closure was devastating for our area to a degree that we have yet to completely recover from. Now, as Flint is poised to begin a new era, I can think of no better time to reinvent the legendary site.

I am proud to support the Flint Commerce Center's bold vision for the Buick City Site. I hope you will take this into consideration as you review their request for support. Please do not hesitate to contact me with any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jim Ananich".

Jim Ananich
Senate Minority Leader
District 27



49TH DISTRICT
STATE CAPITOL
P.O. BOX 30014
LANSING, MI 48909-7514

MICHIGAN HOUSE OF REPRESENTATIVES

JOHN D. CHERRY
STATE REPRESENTATIVE

PHONE: (517) 373-7515
FAX: (517) 373-5817
JohnCherry@house.mi.gov

Michigan Economic Development Corporation
Michigan Strategic Fund Board
Attn: Quentin L. Messer, Jr.

Chairperson Messer,

As State Representative for the 49th House District, it is my duty to help my community succeed. I am requesting that the Michigan Strategic Fund board approve the request for funding from the Flint Commerce Center to develop the Buick City Site.

The scale of job loss that followed the closure of Buick City would be devastating no matter where it occurred, and we have seen the impact that it has had on our community. Taking one of the largest brownfield sites in Michigan and transforming it for economic development will have a major impact on economic opportunity and quality of life for all of Genesee County. It will create thousands of jobs, make use of a site that has been a major obstacle to progress in our community, and breathe life into our struggling economy by attracting new businesses to our area.

The redevelopment of Buick City is key to creating a vibrant future for Genesee County. I was in high school when the closure was announced, and I watched my community suffer. This funding is an opportunity unlike any other, to undo decades of decay right in the heart of Flint, and I encourage the board to approve this request.

Sincerely,

John D. Cherry
State Representative
House District 49

Michigan Economic Development Corporation
Michigan Strategic Fund Board
Attn: Quentin L. Messer, Jr.

Chairperson Messer,

As State Representative for the 50th House District, it is my duty to help my community succeed. I am requesting that the Michigan Strategic Fund board approve the request for funding from the Flint Commerce Center to develop the Buick City Site.

The scale of job loss that followed the closure of Buick City would be devastating no matter where it occurred, and we have seen the impact that it has had on our community. Taking one of the largest brownfield sites in Michigan and transforming it for economic development will have a major impact on economic opportunity and quality of life for all of Genesee County. It will create thousands of jobs, make use of a site that has been a major obstacle to progress in our community, and breathe life into our struggling economy by attracting new businesses to our area.

The redevelopment of Buick City is key to creating a vibrant future for Genesee County. This funding is an opportunity unlike any other, to undo decades of decay right in the heart of Flint, and I encourage the board to approve this request.

Should you have any questions for me, please do not hesitate to reach out by email at TimSneller@house.mi.gov, or by phone at 517-373-3906. Thank you for your time and consideration.

Sincerest regards,

A handwritten signature in cursive script that reads "Tim Sneller".

Tim Sneller
State Representative
50th House District



11/01/2022

RE: Pending Industrial Development Investment at Buick City

COMMISSIONERS

Bryant W. Nolden

District 1

Charles H. Winfrey

District 2

Ellen Ellenburg

Vice-Chair

District 3

Domonique Clemons

Chair

District 4

James Avery

District 5

Shaun Shumaker

District 6

Meredith Davis

District 7

Debra Newman

District 8

Gary Peppin

District 9

To Whom it May Concern,

Genesee County is excited about Ashley Capital's industrial development project planned for the Buick City site. It is our understanding that this project will result in a significant amount of private investment and when complete will create many jobs on the site.

This site has set vacant for decades. Finally, because of this collaboration, we are on the cusp of reinventing one of the largest brownfield sites in the State of Michigan. Genesee County strongly believes this partnership will lead to our future success in this region.

Genesee County approved a \$3.25 million grant to support site readiness activities. Together with the City of Flint and the C.S. Mott Foundation, we have committed over \$8.5 million to ensure the development of this site.

I strongly urge this Board to approve the application, as presented, so that we can move forward with this transformative project.

All of us on the Genesee County Board of County Commissioners are excited for the opportunity this development will bring to our county and region.

Please feel free to contact me if you have any questions.

Sincerely,

Domonique Clemons,
Chairperson



City of Flint

Economic Development

Sheldon A. Neeley
Mayor

11/03/2022

Quentin L. Messer, Jr.

President and Chairman of the MSF

Michigan Economic Development Corporation

300 N. Washington Sq., Lansing, MI 48913

Re: Buick City Redevelopment

Dear Mr. Messer,

The City of Flint is excited about Ashley Capital's potential redevelopment project at the old Buick City site. It is our understanding this project would result in a significant amount of private investment, roughly \$300,000,000 and when complete, the tenants will create thousands of jobs on the site. We also understand that there are unique environmental challenges with this site. These challenges include crushing and removing concrete slabs and removing underground utilities. The estimated total to remove those challenges is \$17,000,000. This is necessary to make this project financially viable for Ashley Capital to redevelop this site.

To that end, the City of Flint has approved a grant of \$3,250,000, in addition to the Charles Stewart Mott Foundation's support of a \$2,000,000 grant, for a total of \$5,250,000. Genesee County has also contributed a grant of \$3,250,000. These funds are contingent on Ashley Capital completing at least 275,000 sq/ft of building space within three years.

The City of Flint is very excited to see this project move forward, and the positive change it will have on not only Flint, but Genesee County, and the entire state of Michigan. We hope the Michigan Strategic Fund shares our views on this project and will contribute the remaining \$8,500,000 to make this project possible for the City of Flint.

If you have questions, please do not hesitate to contact Samantha Fountain at sfountain@cityofflint.com or at (810) 237-0297.

For the love of the community,

Sheldon A. Neely,
Mayor, City of Flint

A handwritten signature in black ink, appearing to read 'Sheldon A. Neely', written in a cursive style.

Samantha Fountain,
Economic Development Director
City of Flint

A handwritten signature in black ink, appearing to read 'Samantha Fountain', written in a cursive style.