

**MICHIGAN STRATEGIC FUND  
APPROVED MEETING MINUTES  
JULY 26, 2022**

**Members Present**

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

**Members joined remotely**

Britany L. Affolter-Caine  
Ronald W. Beebe  
Susan Corbin  
Dimitrius Hutcherson  
Andrew Lockwood (on behalf of Treasurer Eubanks)  
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 10:01 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.

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

**II. PUBLIC COMMENTS**

Ms. Wilcox Surmann explained the process for members of the public to participate. State Representative Sarah Anthony and Lansing Mayor Andy Schor offered comments in support of the 501 and 503 S. Capitol, LLC redevelopment projects in Lansing, noting their importance to the community.

Angela Johnson of Washtenaw County shared her personal history and professional experience as she did when she offered public comments in February 2021. She is founder of Invest in Access, a non-profit organization dedicated to furthering social equity for individuals living with physical and psychological differences. She said there remains an urgent need for services accommodations for these individuals and encouraged the MSF/MEDC to consider providing unrestricted funds to Invest in Access over a three-year period to support the organization's efforts.

Wendy Caldwell-Liddell, a resident of District 7 in Detroit where the AMC Headquarters Redevelopment Project is planned, a mother with small children, and an urban planner, offered comments on behalf of more than 100 residents who also live in the area about the environmental impact of the project during construction and after it is operational. She noted the residential area is home to approximately 5,000 health vulnerable black children and senior citizens. She encouraged project developer, NorthPoint Development, to increase its commitment to mitigate the impact of the truck traffic on the environment, including consideration of funding air filtration systems in the homes of the residents along the planned truck route.

### III. COMMUNICATIONS

Ms. Wilcox Surmann advised Board members that the Quarterly Report of the Chief Compliance Officer was provided to them in the briefing packet. She also advised them that a letter was received from State Representative Sarah Anthony in support of the 501 and 503 S. Capitol, LLC redevelopment projects in Lansing. The letter was shared with Board members prior to the meeting and is attached to the minutes.

A communication was received during the meeting from Wendy Caldwell-Liddell of Detroit, who also offered public comments, further outlining the concerns of the area residents regarding the environmental impact of the AMC Headquarters Redevelopment Project in Detroit. The email communication was shared with Board members and is attached to the minutes.

#### **MSF Subcommittee Reports**

Ronald W. Beebe, chair of the MSF Finance and Investment Subcommittee, reported the subcommittee met recently and discussed vetting an advisor for reviewing firms that want to invest in the \$75 million Michigan Community Development Financial Institution (CDFI) fund, SSBCI investment program. The funding was included in the FY 2023 Omnibus Budget recently signed into law by the governor. They also discussed financial reporting for the MSF/MEDC.

Cindy Warner, chair of the MSF Policy and Planning Subcommittee, said the subcommittee did not meet in July. However, she noted that she will be asking for a presentation on internet initiatives launched by other state agencies and how these are dovetailing with Michigan's statewide broadband initiative collectively. The information will be shared with all Board members.

### IV. CONSENT AGENDA

#### **Resolution 2022-102 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, Ronald W. Beebe motioned for the approval of the following:

- a. Proposed Meeting Minutes: June 28, 2022
- b. Harbor Shores Community Redevelopment, LLC: MCRP Amendment– **2022-103**
- c. Cooke Capital, LLC: MCRP Amendment – **2022-104**
- d. Loc Performance Products, Inc.: MBDP Amendment – **2022-105**
- e. Assignment of Grant Agreement from the Sault Ste. Marie EDC to the City of Sault Ste. Marie – **2022-106**
- f. Dow Inc.: MSF Designated Renaissance Zone Amendment – **2022-107**

Charles P. Rothstein 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, Dimitrius Hutcherson, Michael B. Kapp (on behalf of Director Ajegba, designation attached), Andrew Lockwood (on behalf of Treasurer Eubanks, designation attached), Quentin L. Messer, Jr., Charles P. Rothstein, Susan Tellier; Cindy Warner; Nays: None; Recused: None

### V. COMMUNITY VITALITY

- a. **Resolution 2022-108 City of Lansing Brownfield Redevelopment Authority / 501 S. Capitol, LLC: Brownfield Act 381 Work Plan (500 Block Redevelopment Project)**

*Rachel Elsinga, Community Development 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 \$855,628 to support a community development project in the City of Lansing, Ingham County. The project is expected to result in total capital investment of \$17,925,048. The project is related to 503 S. Capitol, LLC that has the same developer, and the projects are adjacent.* Following discussion, Michael B. Kapp motioned for the approval of Resolution 2022-108. 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, Dimitrius Hutcherson, Michael B. Kapp (on behalf of Director Ajegba, designation attached), Andrew Lockwood (on behalf of Treasurer Eubanks, designation attached), Quentin L. Messer, Jr., Charles P. Rothstein, Susan Tellier; Cindy Warner; Nays: None; Recused: None

b. **Resolution 2022-109 City of Lansing Brownfield Redevelopment Authority / 503 S. Capitol, LLC: Brownfield Act 381 Work Plan (500 Block Redevelopment Project)**

*Rachel Elsinga, Community Development 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 \$427,482 to support a community development project in the City of Lansing, Ingham County. The project is expected to result in total capital investment of \$31,283,865. The project is related to 501 S. Capitol, LLC that has the same developer, and the projects are adjacent.* Following discussion, Britany L. Affolter-Caine motioned for the approval of Resolution 2022-109. Susan Corbin 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, Dimitrius Hutcherson, Michael B. Kapp (on behalf of Director Ajegba, designation attached), Andrew Lockwood (on behalf of Treasurer Eubanks, designation attached), Quentin L. Messer, Jr., Charles P. Rothstein, Susan Tellier; Cindy Warner; Nays: None; Recused: None

**VI. BUSINESS INVESTMENT**

a. **Resolution 2022-110 American Rheinmetall Vehicles LLC: Michigan Business Development Program Grant**

*Sara Bishop, Business Development Project Manager, provided the Board with information regarding this action item. The action involves approval of a \$1,500,000 Michigan Business Development Program performance-based grant to support a business development project in the City of Sterling Heights, Macomb County. The project is expected to result in total capital investment of up to \$3,045,000 and the creation of up to 150 jobs.* Following discussion, Ronald W. Beebe motioned for the approval of Resolution 2022-110. Susan Tellier 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, Dimitrius Hutcherson, Michael B. Kapp (on behalf of Director Ajegba, designation attached), Andrew Lockwood (on behalf of Treasurer Eubanks, designation attached), Quentin L. Messer, Jr., Charles P. Rothstein, Susan Tellier; Cindy Warner; Nays: None; Recused: None

b. **Resolution 2022-111 City of Detroit Brownfield Redevelopment Authority / NorthPoint Development: Brownfield Act 381 Work Plan (Former AMC Headquarters Redevelopment Project)**

*Sara Bishop, Business Development Project Manager, provided the Board with information regarding this action item. The action involves approval of state tax capture capped at \$5,089,583 for Act 381 eligible activities to support a business development project in the City of Detroit, Wayne County. The project is expected to result in total capital investment of \$72,100,000 and the creation of approximately 350 jobs.* Following discussion, Ronald W. Beebe motioned for the approval of Resolution 2022-111. Michael B. Kapp seconded the motion. **The motion carried: 9 ayes; 0 nays; 0 recused; 1 abstained.**

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

c. **Resolutions 2022-112, 2022-113 & 2022-114 Gentex Corporation: Michigan Business Development Program Grant, Jobs Ready Michigan Program Grant, and State Essential Services Assessment Exemption**

*Erik Wilford, Senior Business Development Project Manager, provided the Board with information regarding these action items. The actions involve approval of a \$5,500,000 Michigan Business Development Program performance-based grant, a \$1,890,000 Jobs Ready Michigan Program performance-based grant, a 100% State Essential Services Assessment (SESA) Exemption for up to fifteen years valued at up to \$3,863,325, and an Eligible Distressed Area Requirement Waiver related to the SESA Exemption to support a business development project in the City of Zeeland and Zeeland Charter Township, Ottawa County. The project is expected to result in total capital investment of up to \$300,000,000 and the creation of up to 500 jobs* Following discussion, Andrew Lockwood motioned for the approval of Resolution 2022-111. Britany L. Affolter-Caine 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, Dimitrius Hutcherson, Michael B. Kapp (on behalf of Director Ajegba, designation attached), Andrew Lockwood (on behalf of Treasurer Eubanks, designation attached), Quentin L. Messer, Jr., Charles P. Rothstein, Susan Tellier; Cindy Warner; Nays: None; Recused: None

Quentin L. Messer, Jr. then motioned for the approval of Resolution 2022-113. 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, Dimitrius Hutcherson, Michael B. Kapp (on behalf of Director Ajegba, designation attached), Andrew Lockwood (on behalf of Treasurer Eubanks, designation attached), Quentin L. Messer, Jr., Charles P. Rothstein, Susan Tellier; Cindy Warner; Nays: None; Recused: None

Finally, Quentin L. Messer, Jr. motioned for the approval of Resolution 2022-114. Ronald W. Beebe 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, Dimitrius Hutcherson, Michael B. Kapp (on behalf of Director Ajegba, designation attached), Andrew Lockwood (on behalf of Treasurer Eubanks, designation attached), Quentin L. Messer, Jr., Charles P. Rothstein, Susan Tellier; Cindy Warner; Nays: None; Recused: None

d. **Resolution 2022-115 International Trade Services – Joint Evaluation Committee (JEC) Request for Proposals (RFP) Award Recommendations**

*Alyssa Tracey, Director of International Trade, provided the Board with information regarding this action item. The action involves approval of JEC award recommendations for seven international trade service providers for agreements for an initial one-year term, with the option to extend the term for up to an additional four years.* Following discussion, Susan Tellier motioned for the approval of Resolution 2022-115. 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, Dimitrius Hutcherson, Michael B. Kapp (on behalf of Director Ajegba, designation attached), Andrew Lockwood (on behalf of Treasurer Eubanks, designation attached), Quentin L. Messer, Jr., Charles P. Rothstein, Susan Tellier; Cindy Warner; Nays: None; Recused: None

## VII. IMAGE BRANDING

### a. Resolution 2022-116 Travel Michigan: Travel Marketing and Advertising Initiatives Contract Award to MMGY Global

*Kelly Wolgamott, Director of Travel Marketing, provided the Board with information regarding this action item. The action involves approval of a contract award to MMGY Global for travel marketing and advertising initiatives that promote Michigan as a premier four-season destination utilizing state appropriated American Rescue Plan Act (ARPA) State Travel, Tourism, and Outdoor Recreation Grant funds in the amount of \$9,307,393. Following discussion, Ronald W. Beebe motioned for the approval of Resolution 2022-116. Britany L. Affolter-Caine and Michael B. Kapp 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, Dimitrius Hutcherson, Michael B. Kapp (on behalf of Director Ajegba, designation attached), Andrew Lockwood (on behalf of Treasurer Eubanks, designation attached), Quentin L. Messer, Jr., Charles P. Rothstein, Susan Tellier; Cindy Warner; Nays: None; Recused: None

## VIII. INFORMATIONAL

Mr. Messer noted the MSF delegated authority report for the period June 1 to June 30, 2022, was included in the meeting packet. He asked if there were any questions from Board members regarding the information; there were none.

Mr. Messer adjourned the meeting at 11:29 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



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

July 25, 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 WestPac Investments' project proposals for the 500 Block Redevelopment in downtown Lansing. These projects are exactly the kind of investments our community needs, as evidenced by the support of the City of Lansing Brownfield Redevelopment Authority and the administration of Lansing Mayor Andy Schor.

As Lansing's State Representative, I have seen the significant need to fund innovative projects like these to ensure ongoing revitalization in this area of our community. WestPac Investments' proposals for the former Lake Trust Credit Union's Headquarters site will help meet these needs. By creating residential and commercial space while revamping the surrounding area, this placemaking effort will transform this section of downtown Lansing.

I appreciate the inclination to utilize this location to better serve our region's people and businesses while the city continues to recover from the Covid-19 pandemic. By approving such projects, Lansing will continue to be a destination for residents, business owners, and tourists. Ultimately, the approval of these requests will provide an opportunity for positive change for downtown Lansing and the greater Lansing region.

Thank you for your time and attention. Please feel free to reach out to me with questions or concerns.

In Service,

Sarah Anthony  
State Representative – Lansing



**From:** [Wendy Caldwell-Liddell](mailto:Wendy.Caldwell-Liddell@urcmich.org)  
**To:** [Katelyn Wilcox \(MEDC\)](mailto:Katelyn.Wilcox@medc.org); [britanycaine@urcmich.org](mailto:britanycaine@urcmich.org)  
**Subject:** AMC Public Comment & Supporting Documents  
**Date:** Tuesday, July 26, 2022 11:06:09 AM

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Hi Ms. Wilcox and Ms. Caine

I am sending this email to accompany and support my public comments from today's MSF Board meeting. See below.

My name is Wendy Caldwell-Liddell. I am a resident of District 7 where the AMC Project is planned, a mother with small children, and an urban planner. I am providing this public comment today on behalf of more than 100 residents who live around the AMC Project.

Residents in this community have been organizing since April of this year raising concerns about environmental impacts related to project construction and post construction operations at this site.

The newly proposed AMC Redevelopment will be located in the center of a residential neighborhood – one that is home to more than 5,000 health vulnerable overwhelming Black children and seniors. Data shows that industrial pollution sources and the mobile pollution sources, which include diesel trucks, trains and other vehicles which service these facilities, emit a substantial amount of PM2.5, NOx, and other pollutants. These pollutants have a substantial impact on the health of people who live closest to industrial facilities and the truck routes that service them

Even with the amount of data that we have available, our state and local laws have not kept pace with the proliferation of manufacturing facilities like AMC, and we as residents are often told that because we don't see smokestacks, the pollution is not there. The data says otherwise however, where people in Detroit, especially the most vulnerable children and seniors suffer from more than 290 hospitalizations for respiratory and cardiovascular diseases, up to 30,000 respiratory symptom days among children with asthma, 4,500 lost days at work, and 40 deaths per year.

Based on EPA data on diesel truck pollution. According to EPA data about how diesel truck exhaust accumulates, and the wind patterns in the area, the most impacted residents live in the green and red "high exposure zones" shown in the map to the left. That means, residents who live within ~1/8 mile windward of roads serving diesel truck traffic and residents who live ~1/3 miles downwind of roads serving diesel truck traffic are considered residents of "High Exposure Zones" - where the consequential health risks are most significant and detrimental.

We believe that North Point, a multi million dollar corporation also stated to receive roughly \$30 million dollars in public tax support for this private development, should increase their commitment to mitigate the negative environmental impacts of this project on an already vulnerable population.

Lastly, we all recognize the incredible power that MEDC wields over the allocation of precious public tax resources here in the state of Michigan. Today, as impacted residents we

call on you to center the needs of vulnerable Black seniors and children in the impacted neighborhood and embrace the principles of equitable development which declares that All benefit - wealthy developers and every day residents. Our ASK is that alongside the Project approval, MEDC require North Point to support the installation of air filter systems in the homes of residents located along the planned Truck Route.

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Wendy Caldwell-Liddell

8792 Orangelawn

Detroit, MI 48204

Cell: 313 - 296 - 5500

Personal: [wmcliddell@gmail.com](mailto:wmcliddell@gmail.com)

Business: [wendy@d-src.com](mailto:wendy@d-src.com)

**Residents to be most impacted by toxic diesel truck pollution from AMC during construction phase**

