

**MICHIGAN STRATEGIC FUND  
APPROVED MEETING MINUTES  
February 23, 2021**

**Members joined remotely**

Britany L. Affolter-Caine, participating from Lansing, MI  
Ronald W. Beebe, participating from Midland, MI  
Mark Burton, participating from Meridian Township, MI  
Susan Corbin, participating from Petoskey, MI  
Rachael Eubanks, participating from East Lansing, MI  
September Hargrove, participating from Detroit, MI  
Michael B. Kapp (on behalf of Director Ajegba), participating from Wheatfield Township, MI  
Charles P. Rothstein, participating from Franklin, MI  
Susan Tellier, participating from Grand Rapids, MI  
Cindy Warner, participating from Palm Springs, CA

**Member absent**

Paul Gentilozzi

**I. CALL TO ORDER & ROLL CALL**

Mr. Burton called the meeting to order at 10:02 a.m. The meeting was held virtually via Microsoft Teams due to the COVID-19 pandemic. He advised Board members that the Talent Expansion Signature Initiative under Business Investment has been removed from the agenda and will be considered in March.

Mr. Burton introduced Katelyn Wilcox Surmann, 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 Surmann then conducted the attendance roll call.

**II. PUBLIC COMMENTS**

Katelyn Wilcox Surmann explained the process for members of the public to participate. Angela Johnson of Washtenaw County, MI, shared her personal history and professional experience. 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 that during this pandemic, meetings are being held virtually which limits accessibility for the deaf and hard of hearing. There is an urgent need for services accommodations for those individuals, including sign language interpreters and other accessibility programs. She asked Board members to consider investing in programs that would fund the hiring of employees to serve as sign language interpreters as well as promote jobs and scalable training in this area.

**III. COMMUNICATIONS**

Katelyn Wilcox Surmann advised Board members that letters were received from Senator Dan Lauwers in support of the Magna Electric Vehicle Structures-Michigan, Inc. project in St. Clair and Representative Tyrone Carter in support of the Godfrey Hotel Redevelopment project in Detroit; the letters are attached to the minutes.

**IV. CONSENT AGENDA**

**Resolution 2021-017 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, Michael B. Kapp motioned for the approval of the following:

- a. Proposed Meeting Minutes: January 26, 2021
- b. Detroit Free Press Building: Brownfield MBT Credit Amendment – **2021-018**

- c. Dakkota Integrated Systems, LLC: MBDP Grant Reauthorization and Amendment – **2021-019**
- d. Cooper-Standard Automotive, Inc.: MBDP Grant Amendment – **2021-020**
- e. Invent@NMU: Business Incubator Grant Amendment – **2021-021**
- f. Flint Ferris Wheel 100K Ideas: Business Incubator Grant Amendment – **2021-022**
- g. Business Incubator Program: Gateway Representative Grant Amendments, Extensions and Refunding Requests – **2021-023, 2021-024, 2021-025 & 2021-026**
- h. CDBG Loan Program: Extensions and Modifications – **2021-027**

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, Mark Burton, Susan Corbin, Rachael Eubanks, September Hargrove, Michael B. Kapp on behalf of Director Ajegba designation attached), Charles P. Rothstein, Susan Tellier, Cindy Warner; Nays: None; Recused: None

## V. CAPITAL ACCESS

### a. **Resolution 2021-028 Quality Roasting, LLC: Reissuance of Series 2019 Bond**

*Chris Cook, Director of Capital Access, provided the Board with information regarding this action item. The action involves approval for the reissuance of \$10,000,000 Industrial Development Revenue Bonds to refund the Series 2019 Bonds with Wells Fargo Bank (National Bank will be the successor purchaser) and modify the interest rate and certain terms relating to the bonds.* Following discussion, Charles P. Rothstein motioned for the approval of Resolution 2021-028. 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, Mark Burton, Susan Corbin, Rachael Eubanks, September Hargrove, Michael B. Kapp on behalf of Director Ajegba designation attached), Charles P. Rothstein, Susan Tellier, Cindy Warner; Nays: None; Recused: None

## VI. BUSINESS INVESTMENT

### a. **Resolution 2021-029 Magna Electric Vehicle Structures-Michigan, Inc.: Michigan Business Development Program Grant**

*Mike Gietzen, Director of Business Services, 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. The project is expected to result in the creation of 304 new jobs and a capital investment of up to \$70,106,000 in the City of St. Clair.* Following discussion, Michael B. Kapp motioned for the approval of Resolution 2021-029. September Hargrove seconded the motion. **The motion carried: 10 ayes; 0 nays; 0 recused.**

**ROLL CALL VOTE:** Ayes: Britany L. Affolter-Caine, Ronald W. Beebe, Mark Burton, Susan Corbin, Rachael Eubanks, September Hargrove, Michael B. Kapp on behalf of Director Ajegba designation attached), Charles P. Rothstein, Susan Tellier, Cindy Warner; Nays: None; Recused: None

## VII. COMMUNITY VITALITY

### a. **Resolution 2021-030 Towers on River, LLC / City of Holland Brownfield Redevelopment Authority – Brownfield Act 381 Work Plan**

*Dana Kollewehr, Community Assistance Team Specialist, provided the Board with information regarding this action item. The action involves approval of state tax capture capped at \$2,215,901 for Act 381 eligible activities to support a community development project in the City of Holland. The project is expected to result in total capital investment of \$26,895,672.* Following discussion, Ronald W. Beebe motioned for the approval of Resolution 2021-030. Rachael Eubanks seconded the motion. **The motion carried: 10 ayes; 0 nays; 0 recused.**

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

b. **Resolutions 2021-031 & 2021-032 Gemini Capital Management V, LLC / Gratiot County Brownfield Redevelopment Authority: Michigan Community Revitalization Program Grant and Brownfield Act 381 Work Plan (313 N. State Street Redevelopment Project)**

*Chelsea Beckman, Community Assistance Team Specialist, provided the Board with information regarding these action items. These actions involve approval of a \$900,000 Michigan Community Revitalization Program performance-based grant and state tax capture capped at \$200,258 for Act 381 eligible activities to support a community development project in the City of Alma. The project is expected to result in total capital investment of \$2,492,842.* Following discussion, Charles P. Rothstein motioned for the approval of Resolution 2021-031. 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, Mark Burton, Susan Corbin, Rachael Eubanks, September Hargrove, Michael B. Kapp on behalf of Director Ajegba (designation attached), Charles P. Rothstein, Susan Tellier, Cindy Warner; Nays: None; Recused: None

Ronald W. Beebe then motioned for the approval of Resolution 2021-032. 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, Mark Burton, Susan Corbin, Rachael Eubanks, September Hargrove, Michael B. Kapp on behalf of Director Ajegba (designation attached), Charles P. Rothstein, Susan Tellier, Cindy Warner; Nays: None; Recused: None

c. **Resolution 2021-033 Godfrey Detroit PropCo, LLC / City of Detroit Brownfield Redevelopment Authority (Godfrey Hotel Redevelopment Project): Brownfield Act 381 Work Plan**

*Brittney Hoszkiw, Senior Community Assistance Team Specialist, provided the Board with information regarding this action item. The action involves approval of state tax capture capped at \$1,899,117 for Act 381 eligible activities to support a community development project in the City of Detroit. The project is expected to result in total capital investment of \$74,145,042.* Following discussion, Susan Corbin motioned for the approval of Resolution 2021-033. 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, Mark Burton, Susan Corbin, Rachael Eubanks, September Hargrove, Michael B. Kapp on behalf of Director Ajegba (designation attached), Charles P. Rothstein, Susan Tellier, Cindy Warner; Nays: None; Recused: None

Mr. Burton adjourned the meeting at 11:18 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



MICHIGAN STATE SENATE  
**DAN LAUWERS**  
MAJORITY FLOOR LEADER

February 19, 2021

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

Dear Chairperson Burton:

I am writing to offer my full support for the grant application being submitted by Magna Electric Vehicle Structures-Michigan, Inc.

This important project, with a planned location in the City of St. Clair, will provide an exciting growth opportunity for the region, joining the country's race towards electric vehicles through the manufacturing of complex battery enclosures for EVs produced in Michigan and Ohio. This grant would support the booming electric vehicle industry, while providing more than \$70 million in regional investment and over 300 well-paying jobs in various roles.

The City of St. Clair and the surrounding communities are eagerly anticipating this project and its expected impact on the local economy. Knowing the benefits this project would provide for the people of the 25th District, I enthusiastically support the Magna Electric Vehicle Structures-Michigan, Inc. 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 white background.

Dan Lauwers  
State Senator, 25th District

25TH DISTRICT

P.O. BOX 30036 • LANSING, MI 48909-7536 • PHONE: (517) 373-7708 • FAX: (517) 373-1450  
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MICHIGAN HOUSE OF REPRESENTATIVES

**TYRONE A. CARTER**

STATE REPRESENTATIVE

**COMMITTEES:**  
EDUCATION  
ENERGY  
MILITARY, VETERANS  
AND HOMELAND SECURITY

February 23, 2021

Mark Burton  
President & CEO  
Michigan Economic Development Corporation  
300 N. Washington Square  
Lansing, Michigan 48913

Mr. Burton,

I am pleased to offer my support for the Godfrey Hotel Redevelopment project.

The Godfrey Hotel Redevelopment project will be a remarkable addition to the City of Detroit's Corktown neighborhood. The welcomed project will demolish a vacant structure and replace it with the construction of a seven-story mixed-use hotel. This hotel will contain 227 rooms, ground-level lobby, bar and restaurant, ballroom with pre-function space, a rooftop café and amenity space. Additionally, this developmental project will come with numerous public improvements such as sidewalks, brick paver walks, curbs, asphalt paving, and landscaping in the public right-of-way. Further, this project will bring 160 new jobs to Detroit through its retail and facility operations.

As a member of the State House of Representatives, I strongly recommend the Michigan Strategic Fund Board grant Godfrey Detroit PropCo LLC, the request to transform this vacant structure. The transformation of this property will help stimulate the local economic activity through its retail space and many employment opportunities. The additional public improvements will also continue to enhance the Corktown area and encourage further developmental projects in the area. If you have further questions, feel free to contact my office at 517-373-0823.

Sincerely,  
Representative Tyrone Carter, 6th District