



MICHIGAN STRATEGIC FUND

SPECIAL BOARD MEETING AGENDA

January 30, 2024

10:00am

- I. CALL TO ORDER & ROLL CALL**
- II. PUBLIC COMMENT – PLEASE LIMIT PUBLIC COMMENT TO THREE (3) MINUTES**
- III. COMMUNICATIONS**
- IV. CONSENT AGENDA**
 - a. Approval of January 23, 2024, Meeting Minutes..... 2
- V. DEVELOP ATTRACTIVE PLACES**
 - a. Strategic Site Readiness Program: Program Grant Awards 12
- VI. ATTRACT RETAIN AND GROW BUSINESS**
 - a. Copperwood Resources, Inc.: A resolution to approve a Strategic Site Readiness Program grant in the amount of up to \$50,000,000. 49
Location: Wakefield Township; Ironwood Township

MICHIGAN STRATEGIC FUND
APPROVED MEETING MINUTES
January 23, 2024

Member Present

Quentin L. Messer, Jr.

Members Joined Remotely

Britany L. Affolter-Caine
Susan Corbin
Wesley Eklund
Rachael Eubanks
Dimitrius Hutcherson
Michael B. Kapp (in lieu of Director Wieferich)
Dan Meyering
Leon Richardson
Charles P. Rothstein
Susan Tellier
Randy Thelen
Cindy Warner

I. CALL TO ORDER & ROLL CALL

Mr. Messer called the meeting to order at 10:04 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 Natalie Davenport, MSF Board Liaison, who conducted the attendance roll call.

II. PUBLIC COMMENT

Ms. Natalie Davenport explained the process for members of the public to participate. Public comment was had.

III. COMMUNICATIONS

Ms. Davenport advised Board members that the Quarterly Report of the Chief Compliance Officer was provided in the briefing packet. Ms. Davenport stated that two other communications were emailed to the Board on Friday, January 19th.

MSF Subcommittee Reports

Dimitrius Hutcherson, Chair of the MSF Finance and Investment Subcommittee, reported members met with MEDC staff to discuss SSBCI Venture Capital qualified applicants during the January subcommittee meeting.

Cindy Warner, Chair of the MSF Policy and Planning Subcommittee, did not have any updates to report.

Britany L. Affolter-Caine, recused, left the meeting at 10:20 a.m.

Randy Thelen, recused, left the meeting at 10:20 a.m.

IV. CONSENT AGENDA

Resolution 2024-001, Approval of Consent Agenda Items

Quentin L. Messer Jr. asked if there were any questions from Board members regarding items under the Consent Agenda. There being none, Dimitrius Hutcherson motioned for the approval of the following:

- a. Approval of December 12, 2023, Meeting Minutes
- b. Dairy Distillery Alliance, LLC: MBDP Reauthorization **2024-002**
- c. 351 W. Western: MCRP Amendment **2024-003**
- d. Bogan Developments, LLC: MCRP Amendment **2024-004**
- e. SAPA Transmission, Inc.: MBDP Amendment **2024-005**
- f. Business Incubator Program: FY24 Gateway Grant Amendments **2024-006, 2024-007, 2024-008, 2024-009, 2024-010, 2024-011**
- g. SSBCI 2.0 Small Business Venture Capital Program: Guidelines Amendment **2024-012**
- h. SHPO MOU: Michigan Office of Administrative Hearings and Rules **2024-013**
- i. SHPO MOA: Kalamazoo/Battle Creek International Airport **2024-014**
- j. SHPO MOA: Jerry Tyler Memorial Airport **2024-015**
- k. SHPO MOA: Saint Mary's Falls Canal Historic District of the Soo Locks **2024-016**
- l. SHPO MOA: Southfield Road Improvement Project **2024-017**
- m. Travel Marketing: Approval of Accessibility Grant Award Recommendations **2024-018**

Dimitrius Hutcherson motioned for the approval of Resolution 2024-001 to approve the consent agenda; Wesley Eklund seconded the motion. **The motion carried: 11 ayes; 0 nays; 2 recused.**

ROLL CALL VOTE: Ayes: Susan Corbin, Wesley Eklund, Rachael Eubanks, Dimitrius Hutcherson, Michael B. Kapp (in lieu of Director Wieferich), Quentin L. Messer, Jr., Dan Meyering, Leon Richardson, Charles P. Rothstein, Susan Tellier, Cindy Warner; Nays: None; Recused: Britany L. Affolter-Caine, Randy Thelen.

Randy Thelen rejoined the meeting at 10:26 a.m.

V. ATTRACT, RETAIN, AND GROW BUSINESS

- a. **Resolutions 2024-019, 2024-020, and 2024-021 USA Fortescue, LLC Brownfield Act 381 Work Plan, Michigan Business Development Program performance-based grant, and State Essential Services Assessment Exemption.** Rachel Donaldson, Director of Global Attraction, supported by Judith Judson of Fortescue WAE, provided the Board with information regarding this action item. This action involves consideration of three

resolutions to approve a state tax capture for Act 381 eligible activities capped at \$2,374,413 for the City of Detroit Brownfield Redevelopment Authority; a Michigan Business Development Program performance-based Grant in the amount of up to \$9,000,000 for USA Fortescue Piquette, LLC; and a State Essential Services Assessment Exemption (15 Years/100%) with an estimated value of \$1,300,950, including waiver of the SESA guidelines requiring the project to invest more than \$100,000,000.

Britany L. Affolter Caine rejoined the meeting at 10:35 a.m.

After discussion, Cindy Warner motioned for the approval of Resolution 2024-019 for the Brownfield Act 381 Work Plan. Leon Richardson seconded the motion. **The motion carried: 13 ayes, 0 nays, 0 recused.**

ROLL CALL VOTE: Ayes: Britany L. Affolter-Caine, Susan Corbin, Wesley Eklund, Rachael Eubanks, Dimitrius Hutcherson, Michael B. Kapp (in lieu of Director Wieferich), Quentin L. Messer, Jr., Dan Meyering, Leon Richardson, Charles P. Rothstein, Susan Tellier, Randy Thelen, Cindy Warner; Nays: None; Recused: None.

Dimitrius Hutcherson motioned for the approval of Resolution 2024-020 for the Michigan Business Development Program performance-based grant. Quentin L. Messer, Jr. seconded the motion. **The motion carried: 13 ayes, 0 nays, 0 recused.**

ROLL CALL VOTE: Ayes: Britany L. Affolter-Caine, Susan Corbin, Wesley Eklund, Rachael Eubanks, Dimitrius Hutcherson, Michael B. Kapp (in lieu of Director Wieferich), Quentin L. Messer, Jr., Dan Meyering, Leon Richardson, Charles P. Rothstein, Susan Tellier, Randy Thelen, Cindy Warner; Nays: None; Recused: None.

Cinder Warner motioned for the approval of Resolution 2024-021 for the State Essential Services Assessment Exemption. Quentin L. Messer, Jr. seconded the motion. **The motion carried: 13 ayes, 0 nays, 0 recused.**

ROLL CALL VOTE: Ayes: Britany L. Affolter-Caine, Susan Corbin, Wesley Eklund, Rachael Eubanks, Dimitrius Hutcherson, Michael B. Kapp (in lieu of Director Wieferich), Quentin L. Messer, Jr., Dan Meyering, Leon Richardson, Charles P. Rothstein, Susan Tellier, Randy Thelen, Cindy Warner; Nays: None; Recused: None.

Randy Thelen, recused, left the meeting at 10:46 a.m.

- b. Resolution 2024-022, B&L Systems LLC dba Fifth Wheel Freight Michigan Business Development Program Grant.** Erik Wilford, Strategic Project Advisor, supported by Sam Sedlecky, Senior Business Development Manager, Brian Bennett of B&L Systems LLC, and Rob Llanes of The Right Place provided the Board with information regarding this action item. This action involves the consideration of a resolution to approve a Michigan Business Development Program performance-based grant in the amount of up to \$2,000,000. Erik Wilford clarified that the funds, if approved, will not be used for a new manufacturing facility as stated in the briefing memo. Following discussion, Quentin L. Messer, Jr. motioned for the approval of Resolution 2024-022. Susan Corbin seconded the motion. **The**

motion carried: 12 ayes, 0 nays, 1 recused.

ROLL CALL VOTE: Ayes: Britany L. Affolter-Caine, Susan Corbin, Wesley Eklund, Rachael Eubanks, Dimitrius Hutcherson, Michael B. Kapp (in lieu of Director Wieferich), Quentin L. Messer, Jr., Dan Meyering, Leon Richardson, Charles P. Rothstein, Susan Tellier, Cindy Warner; Nays: None; Recused: Randy Thelen.

Randy Thelen rejoined the meeting at 11:00 a.m.

- c. **Resolution 2024-023 EcoG, Inc. Michigan Business Development Program Grant.** Vlatko Tomic-Bobas, Investment Promotion Director, supported by Jeremy Webb, Managing Director of Business Development Projects, Jörg Heuer of EcoG, and Maureen Krauss of the Detroit Regional Partnership provided the Board with information regarding this action item. This action involves the consideration of a resolution to approve a Michigan Business Development Program performance-based grant in the amount of up to \$1,500,000. Following discussion, Dr. Britany L. Affolter-Caine motioned for the approval of Resolution 2024-023. Susan Corbin seconded the motion. **The motion carried: 13 ayes, 0 nays, 0 recused.**

ROLL CALL VOTE: Ayes: Britany L. Affolter-Caine, Susan Corbin, Wesley Eklund, Rachael Eubanks, Dimitrius Hutcherson, Michael B. Kapp (in lieu of Director Wieferich), Quentin L. Messer, Jr., Dan Meyering, Leon Richardson, Charles P. Rothstein, Susan Tellier, Randy Thelen, Cindy Warner; Nays: None; Recused: None.

- d. **Resolution 2024-024 Global Life Sciences Solution USA, LLC Michigan Business Development Program performance-based grant amendment.** Sara Bishop, Senior Business Development Project Manager, supported by Mike Rapach of Global Life Sciences Solutions, provided the Board with information regarding this action item. This action involves the consideration of a resolution to approve a Michigan Business Development Program performance-based grant amendment request for Global Life Sciences Solutions USA LLC.

Randy Thelen motioned for the approval of Resolution 2024-024. Wesley Eklund seconded the motion. **The motion carried: 13 ayes, 0 nays, 0 recused.**

ROLL CALL VOTE: Ayes: Britany L. Affolter-Caine, Susan Corbin, Wesley Eklund, Rachael Eubanks, Dimitrius Hutcherson, Michael B. Kapp (in lieu of Director Wieferich), Quentin L. Messer, Jr., Dan Meyering, Leon Richardson, Charles P. Rothstein, Susan Tellier, Randy Thelen, Cindy Warner; Nays: None; Recused: None.

VI. INFORMATIONAL

- a. Quentin L. Messer, Jr., noted the Michigan Strategic Fund Delegation of Authority Report for the period December 1, 2023, to December 31, 2023, was included in the meeting packet. He asked if there were any questions from Board members regarding the information. There were no questions regarding the Delegation of Authority Report.

Quentin L. Messer, Jr. adjourned the meeting at 11:15 a.m.



STATE OF MICHIGAN
DEPARTMENT OF TRANSPORTATION
LANSING

GRETCHEN WHITMER
GOVERNOR

BRADLEY C. WIEFERICH, P.E.
ACTING DIRECTOR

January 3, 2023

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, appearing to read "Bradley C. Wieferich".

Bradley C. Wieferich, P.E.
Acting Director

cc: M. Kapp
Executive File



January 12, 2024

MSF Fund Manager
MEDC
300 N. Washington Square
Lansing, Michigan

Dear Fund Manager,

This is to advise that I am recusing myself from voting and excuse myself during the discussion of the following item on the Michigan Strategic Fund Board Meeting Agenda on Tuesday, January 23, 2024.

- Business Incubator Program (Gateway Representative) Amendments

The reason for my recusal is that I have a potential conflict of interest with respect to the proposed funding projects for TechTown, which is affiliated with Wayne State University.

Sincerely,

A handwritten signature in cursive script that reads 'Britany Affolter-Caine'.

Britany Affolter-Caine
Executive Director
Michigan's University Research Corridor

January 17, 2024

MSF Fund Manager
MEDC
300 N. Washington Square
Lansing, Michigan

Dear Fund Manager,

This is to advise that I am recusing myself from voting and excuse myself during the discussion of the following items on the Michigan Strategic Fund Board Meeting Agenda on January 23, 2024.

- Business Incubator Program: FY24 Gateway Grant Amendments
- B&L Systems LLC

The reason for my recusal is I have a potential conflict with these items due to a potential MSF grant to RPI related to this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Randy Thelen". The signature is written in a cursive, flowing style.

Randy Thelen



THE SENATE
STATE OF MICHIGAN

DARRIN CAMILLERI

4TH DISTRICT

P.O. BOX 30036

LANSING, MI 48909-7536

PHONE: (517) 373-7918

FAX: (517) 373-5227

sendcamilleri@senate.michigan.gov

Michigan Economic Development Corporation
300 N Washington Square
Lansing, MI 48913

RE: Letter of Support for Ashley Capital's grant application

November 9, 2023

To whom it may concern,

My name is Darrin Camilleri and I currently represent the City of Romulus and a portion of the City of Taylor in the Michigan State Senate. I am writing to express strong support for Ashley Capital's Metro 94 Commerce Center and Romulus Distribution Center projects, seeking \$5 million and \$9.5 million in site readiness funds, respectively.

The projects aim to repurpose abandoned landfill sites into modern, flexible industrial spaces, contributing to economic development and job creation. The requested grant funds will address the costs associated with site readiness, including brownfield costs, such as earthwork, foundations, vapor intrusion mitigation, and utility upgrades. These costs are outlined in the approved work plan, which Ashley Capital is willing to share with the MEDC if needed.

These projects will contribute to the ongoing development of Romulus and Taylor. Rather than building their own facilities, many industries are looking for leasable and move-in ready industrial facilities like the ones proposed in these projects — I believe supporting these initiatives will significantly contribute to our community's economic growth.

Sincerely,

A handwritten signature in black ink, appearing to read "Darrin Camilleri".

Sen. Darrin Camilleri, SD-4

**MICHIGAN STRATEGIC FUND
RESOLUTION**

2024-025

**APPROVAL OF THE JANUARY 30, 2024 CONSENT
AGENDA FOR THE MICHIGAN STRATEGIC FUND
BOARD**

WHEREAS, on November 20, 2013, Michigan Strategic Fund (“MSF”) approved use of consent agendas at MSF Board meetings, pursuant to defined consent agenda guidelines (the “Consent Agenda”);

WHEREAS, on February 25, 2014, the MSF Board approved Guidelines for Preparation and Approval of Consent Agendas for the MSF, which were subsequently amended and restated by the MSF Board on October 24, 2023,

WHEREAS, the Michigan Economic Development Corporation (the “MEDC”) provides administrative services to the MSF and

WHEREAS, pursuant to the recommendation of the MEDC, the MSF Board wishes to approve the Consent Agenda items listed below.

NOW, THEREFORE, BE IT RESOLVED, the MSF approves the Consent Agenda items listed below and identified in the final Consent Agenda for this MSF Board meeting:

Consent Agenda Items:

- a. Approval of January 23, 2024, Meeting Minutes

Ayes: Britany L. Affolter-Caine, Susan Corbin, Wesley Eklund, Rachael Eubanks, Dimitrius Hutcherson, Michael B. Kapp (in lieu of Director Wieferich), Quentin L. Messer, Jr., Dan Meyering, Leon Richardson, Charles P. Rothstein, Susan Tellier, Cindy Warner

Nays: None

Recused: None

Lansing, Michigan
January 30, 2024



STATE OF MICHIGAN
DEPARTMENT OF TRANSPORTATION
LANSING

GRETCHEN WHITMER
GOVERNOR

BRADLEY C. WIEFERICH, P.E.
ACTING DIRECTOR

January 3, 2023

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, appearing to read "Bradley C. Wieferich".

Bradley C. Wieferich, P.E.
Acting Director

cc: M. Kapp
Executive File



MEMORANDUM

Date: January 30, 2024

To: Michigan Strategic Fund Board

From: Terri Fitzpatrick, EVP|Chief Real Estate Officer
Paul O’Connell, Vice President of Real Estate Development
Nicole Whitehead, Director Business Operations

Subject: Request for Approval of Multiple Strategic Site Readiness Program Awards

Request

The Michigan Economic Development Corporation (the “MEDC”) requests that the Michigan Strategic Fund (“MSF”) Board approve 1) grants awards totaling \$87,546,962 through the Strategic Site Readiness Program (the “SSRP”) as detailed in Exhibit A attached to the Resolution and 2) the summary of terms detailed in Exhibit B to the Resolution (collectively, the “Request”).

Background

On December 20, 2021, Governor Gretchen Whitmer, in collaboration with the Legislature, labor leaders, economic development agencies and various business groups, signed a package of economic incentives bills, including Public Act 134 of 2021 (“PA 134 of 2021”), that enhanced Michigan’s position to compete for, and win, transformational projects that will bring long-term economic opportunity by creating jobs and investment in regions and communities across the state.

Public Act 134 of 2021 established the Strategic Site Readiness Program and its purpose was to create a state-wide inventory of investment-ready sites of all sizes to attract and promote investment in Michigan for activities on, or related to, strategic sites. On January 11, 2022, the MSF Board established the SSRP pursuant to the requirements of PA 134 and approved the SSRP Guidelines (the “SSRP Guidelines”).

Public Act 194 of 2022 (“PA 194 of 2022”) directed funding to certain SSRP categories which included \$100 million to make grants to Eligible Applicants for strategic sites for which an end user has not been identified, in accordance with Section 88t(5) of the MSF Act. The MSF Board approved the amended SSRP Guidelines to reflect these additions on January 24, 2023.

PA 194 of 2022 also required that “not less than \$75,000,000 shall be to eligible applicants applying based on a site assessment and investment proposal developed pursuant to the Michigan strategic site readiness program.” All grant recommendations were reviewed using the grant application process below and meet this requirement. The background review process was completed in accordance with the MSF Background Review Policy on January 19, 2024, and the projects may proceed for MSF consideration.

Legislative approval of the transfer of funds from SOAR to MSF was completed on June 28, 2023. \$420 million in grant requests were received for this \$100 million allocation, or more than four times the available funding.

Program Summary

The SSRP was established to provide grants, loans, and other economic assistance for the purpose of creating investment-ready sites of all sizes across the state.

The recommended grant awards, attached as Exhibit A to the Resolution, are consistent with the requirements set forth in PA 194 of 2022.

Sites and talent continue to dominate as the top two factors when considering a state for projects. While many competitor states have spent years, and even decades, developing sites as a core business attraction strategy, Michigan is playing catch up and must aggressively pursue site availability to compete for projects.

Site readiness is inherently proactive. The goal of this funding directive is to proactively create a robust site inventory of all sizes across the state for business attraction and expansion purposes. In order to accomplish this, local and regional economic development organizations and communities identify sites that they believe present the greatest opportunity for business attraction and expansion projects in their communities. It is a collaborative process with the MEDC and in alignment with the over-arching state-wide site readiness strategy.

Grant Application Process

Per Section 88t(2) of the MSF Act, an SSRP application was created, incorporating the SSRP criteria from the authorizing legislation and SSRP Guidelines. The application was posted on the MEDC's website under the Strategic Site Readiness Program page (link: [SSRP Webpage](#)). The SSRP page includes the program description, eligible applicants, and eligible activities. It also includes the estimated approval timeline. The MEDC continues to update the site as the application approval phase progresses. The application was open on the MEDC's website from September 18th through October 30th. The MEDC communicated the posting of the application via email to the Collaborative Development Council (CDC) for distribution throughout their regions, the Economic Development Leaders of Michigan (EDLM), and a distribution list used to communicate requests for proposals and site search requests that the MEDC receives, which contains approximately 200 recipients.

There were 72 applications received totaling \$420,614,806 to support \$1,053,219,081 in project investment across the state, demonstrating the substantial need for the program and funding. Applications were independently submitted by regional and local applicants including municipalities and economic development organizations.

The MEDC reviewed the applications for eligibility, then evaluated the remaining applications against legislatively mandated criteria, which is outlined in Addendum A to this memorandum, and program priorities, with highest weight being placed on projects that included the following characteristics, and the ultimate goal being a broad utilization of grant funds across a diverse set of projects and the state:

- Projects which included the rehabilitation, reuse, or repurposing of Brownfield or a former manufacturing site;
- Projects which were highly marketable due to their location, with special focus on sites that have already received multiple looks from companies and the site selector community for potential location of past or current projects; and
- Projects with the greatest speed to market
- Sites which were most likely to efficiently and significantly impact the state and regions' economy (see Addendum B – State Prosperity Regions Map)
- Having state-wide effect

The recommendation is for 18 grants totaling \$87,546,962 and ranging in site size from 1 to 792 acres, with the average size being 200+/- acres. The recommendation is less than \$100M by approximately 10% for several reasons, including the reservation of funds to support applications that require additional time and evaluation, additional needs that may come up later in the year, and to have funds available to support sites that enter the site readiness certification program, which is targeted for launch by June 30, 2024, funding dependent.

Also of note, because the funds in this program are limited, the MEDC reached out to the Brownfield team at EGLE and submitted a list of applications that self-identified as brownfield sites to review for potential EGLE funding. The list is currently being reviewed by EGLE.

The recommended projects cover a wide range of acreages, readiness levels and project scopes, but they all have one thing in common: These projects will advance the development of a pipeline of sites in various sizes and stages, that will be attractive to site selectors and companies looking to move to the state.

Recommendation

The MEDC recommends the MSF Board approve the Request.

Addendum A

SSRP \$100M (PA194 of 2022) Grant Recommendations

SSRP Criteria

Criteria		Award Recommendations	
125.1088t Michigan Strategic Site Readiness Program		Applicant	
		<u>City of Hancock</u>	<u>Oscoda-Wurtsmith Airport Authority</u>
	(3) Before approving an application under this section, the fund shall consider and document, at a minimum, all of the following criteria to the extent reasonably applicable as reasonably determined by the fund board.		
1	(3)(a) The importance of the project or the eligible activities to the community in which it is located	Need to maintain an inventory of shovel ready sites for high value, low volume manufacturing and technology companies. The location of infrastructure, geology and geography limit location options.	The Airport is the number 2 priority of our Township's master plan. The Airport is the largest employer in NE Michigan and supports employees from all surrounding counties and over 3000 jobs total.
2	(3)(b) If the project will act as a catalyst for additional revitalization of the community in which it is located and this state	Yes, by providing sites for manufacturing and technology companies to grow, new higher paying jobs will be created, increasing incomes and area wealth.	The Airport provides the most skilled labor positions in NE Michigan and with additional maintenance and repair facilities locating to the Airport, it will benefit all aspects of community growth, housing, health care and support services.
3	(3)(c) The amount of local community and financial support for the project	\$666,028	\$0
4	(3)(d) The amount of any other economic assistance or support provided by this state for the project	\$80,000	\$0
5	(3)(e) The amount of any other economic assistance or support provided by the federal government for this project including, but not limited to, federal appropriations or tax credits	\$2,664,112	\$0
6	(3)(f) The amount of any private funds or investments for the project including the applicant's own investments in the project	None	\$0
7	(3)(g) The applicant's financial need for a grant, loan, or other economic assistance under this program	\$969,352	\$500,000
8	(3)(h) The extent of reuse of vacant buildings, public or private, reuse of historic resources, and redevelopment of blighted property	N/A	N/A
9	(3)(i) Creation or retention of Qualified Jobs as a result of a technological shift in product or production at the project location and within this state	Economic impact assessment for EDA call for 100 jobs from three companies over seven years with an average wage of \$20.58. The average QCEW private sector wage was \$17.15 in 2021.	Each Hangar can provide between 20-100 jobs, based on the use and size. Currently our large hangars add 200 jobs. These jobs are high paying living wage, specialized positions.
10	(3)(j) Whether and how the project is financially and economically sound	Leveraged the opportunity of 80% EDA funding that was available due to our federally declared natural disaster in 2018 (severe flooding) and utilized a significant amount of very limited City funding to get the park developed.	The investment will go directly to becoming shovel ready. The space is highly sought after ground across Michigan, with access to the runway and community.
11	(3)(k) Whether and how the project converts abandoned public buildings to private use	N/A	No
12	(3)(l) Whether and how the project promotes sustainable development	Promotes sustainable development through Covenants promoting landscaping/green space, stormwater management, wastewater management and drinking water management. Development of the Park used dark sky lighting and efficient street light fixtures.	Since the project is approved by the FAA, each Project would require the proper environmental assessment, FAA approvals and State Approvals.
13	(3)(m) Whether and how the project involves the rehabilitation of a historic resource	N/A	The existing taxiways and apron that was historically used for military aircraft will be repaired to support commercial and general aviation traffic.
14	(3)(n) Whether and how the project addresses areawide development	Project supports areawide redevelopment by providing needed shovel ready sites for our areas growing high value, low volume manufacturing and technology companies.	The Airport can support all types of industrial business and aviation related business. The addition of hangars, jobs and business will increase the support services, health care opportunities and housing needs.
15	(3)(o) Whether and how the project addresses underserved markets of commerce	Currently, there are no developed sites that can appropriately accommodate expansions or locations for existing or new companies.	The surrounding communities do not currently have access to mail or delivery services via air at this time. The growth of the surrounding communities will be able to support the addition of these services on the Airport.

Criteria			Award Recommendations	
125.1088t Michigan Strategic Site Readiness Program			Applicant	
			<u>City of Hancock</u>	<u>Oscoda-Wurtsmith Airport Authority</u>
16	(3)(p)	The level and extent of environmental contamination	N/A	N/A
17	(3)(q)	Whether and how the project will compete with or affect existing Michigan businesses within the same industry	N/A	The two currently on site, service different types of aircraft and engines. There are so many types of aircraft, and specific engine types, that there can be multiple companies with little to no direct competition.
18	(3)(r)	Whether and how the project's proximity to rail and utility will impact the performance of the project and maximize energy and logistics needs in the community in which it is located in this state	The site is adjacent to and takes advantage of municipal, power, natural gas and telecommunications infrastructure and is served by Class A roadways, State highways and commercial air service. No rail.	Rail is connected to the Airport and has been removed due to being obsolete. It is ready for new rail if needed.
19	(3)(s)	The risk of obsolescence that the project, products and investments in the future	Very small	Losing out to a large aviation business that is looking for a location that is shovel ready and has the utility infrastructure ready.
20	(3)(t)	The overall return on investment to Michigan	Above average wages, increased income taxes, more jobs and a revitalized region that builds on its assets.	N/A
21	(3)(u)	Whether the proposed strategic site or mega-strategic site is incorporated into the strategic plan of the political subdivision of this state	Yes this development is included in the City Strategic Plan, the current City Master Plan, and the 2015 Keweenaw Economic Development Strategic Plan.	No
22	(3)(v)	Any other additional criteria approved by the fund board that are specific to each individual project and are consistent with the purpose of the program	Site is listed on Zoom Prospector. The Park is governed by a set of protective covenants and an Industrial Development District for the purposes of granting industrial facilities tax exemptions has been established on the site.	Site is zoned aviation related. Surveys are complete. Site is build ready with the addition of utility and concrete repairs. The FAA and MDOT have made significant investment into OWAA, and the community looks to the Airport for leadership and guidance and growth. As we grow, all surrounding communities grow.
	(5)	<i>In addition to the considerations under subsection (3), in determining whether to approve a grant, loan, or other economic assistance for a strategic site for which an end user has not been specifically identified, the fund shall consider and document, as reasonably determined by the fund board, at a minimum all of the following:</i>		
23	(a)	The degree to which the proposed site demonstrates a high level of competitiveness for future development, considering and documenting all of the following:		
24	(i)	Whether the proposed site is currently assembled.	Yes	Yes
25	(ii)	Whether the proposed site is under site control.	Yes	Yes
26	(iii)	Whether the proposed site is of a size, configuration, location and condition that makes the site substantially ready for marketing and competitive for development upon completion of the grant, loan, or other economic assistance proposed to be offered under this program and demonstrated matching contributions.	Yes	Yes
27	(b)	Whether the proposed investment will result in the elimination of blight and the remediation of environmental contamination.	N/A	No
28	(c)	The degree of local matching contributions.	\$3,405,140	\$50,000
29	(d)	Whether the award will promote geographic equity in the distribution of funds between different areas of this state.	Yes	Yes
30	(e)	Whether the eligible applicant has pursued all available cost-containment measures.	Yes	Yes

SSRP \$100M (PA194 of 2022) Grant Recommendations

Criteria		Award Recommendations		
125.1088t Michigan Strategic Site Readiness Program		Applicant		
		Muskegon Area First	Bay Future	Flint Genesee Economic Alliance
	(3) Before approving an application under this section, the fund shall consider and document, at a minimum, all of the following criteria to the extent reasonably applicable as reasonably determined by the fund board.			
1	(3)(a) The importance of the project or the eligible activities to the community in which it is located	The City has experienced high rates of disinvestment, elevated rates of poverty, along with levels of unemployment which are greater than other areas of Muskegon County. The most important result would be the creation of viable jobs for City residents. Currently, only seven percent of Muskegon Heights residents work within the City.	200-acre site is unknown due to infrastructure limitations. This program can help in the endeavor and add another competitive site to its portfolio. Once sewer is extended to the site, the speed to market a potential company would have would be shortened, therefore putting Michigan in a position to win investment.	Buick City was intertwined with Flint's identity, shaping the community's character and pride. When Buick City thrived, so did Flint, making it an integral part of the city's past, present, and future. Redeveloping this site for future use will reposition Buick City as a major economic hub in the area once again.
2	(3)(b) If the project will act as a catalyst for additional revitalization of the community in which it is located and this state	Most areas are experiencing a prime-age employment gap, which this project directly affects. Developable land is scarce and there is a necessity to attract new manufacturers that will complement the needs and skills of the residents.	Any project will bring additional revenue in to the community allowing for the opportunity of additional revitalization to occur.	Redevelopment of this site will be transformational to the Flint community. Once redevelopment is underway at this site, it will serve as a beacon for promoting the greater Flint area and what all it has to offer. It will highlight other sites that could be transformed as well, further benefiting the economic ecosystem of our area.
3	(3)(c) The amount of local community and financial support for the project	\$40,000	\$50,000	\$8,500,000
4	(3)(d) The amount of any other economic assistance or support provided by this state for the project	\$0	\$0	\$8,500,000
5	(3)(e) The amount of any other economic assistance or support provided by the federal government for this project including, but not limited to, federal appropriations or tax credits	\$79,999	\$0	\$200,000
6	(3)(f) The amount of any private funds or investments for the project including the applicant's own investments in the project	\$0	\$0	\$277,100,000
7	(3)(g) The applicant's financial need for a grant, loan, or other economic assistance under this program	\$121,200	\$4,161,500	\$5,900,000
8	(3)(h) The extent of reuse of vacant buildings, public or private, reuse of historic resources, and redevelopment of blighted property	N/A	N/A	The entire Buick City property is currently blighted. This redevelopment will completely transform the site to once again house several businesses, bringing jobs and economic growth back to the community. To date, all of the old buildings on the site have been removed. What is left to take care of is the foundation and all the underground utilities.
9	(3)(i) Creation or retention of Qualified Jobs as a result of a technological shift in product or production at the project location and within this state	The projected level of creation and retention of 100 qualified jobs is expected, above \$18/hr. for the starting wage.	Thousands. The site is large enough to support a high level of job creation in technical and manufacturing industries that are in high demand that have a huge need for space, visibility, and access to the highway (I-75 and M-13).	At this time, no end user has been identified. It is assumed the Flint Commerce Center will become a functional industrial park containing several businesses. The current projected number of jobs created and working at that location is 3,000.
10	(3)(j) Whether and how the project is financially and economically sound	The Master Plan for the Muskegon Heights Industrial Parks East & West was recently completed with the Muskegon Heights Industrial Parks West & East Strategic Plan and Marketing Study.	The future opportunities all hinge on the site receiving funding for sewer extensions. It will also use the existing site adjacent infrastructure and community assets for reuse saving millions for the community.	The cost of the site preparation is estimated to be \$17M. Flint Commerce Center has received MSF approval of an \$8.5M MSF performance-based loan with the ability to be forgiven if construction milestones are met. The remaining \$8.5M is from other grants. Additionally, the project is a part of the City's Brownfield TIF Plan.
11	(3)(k) Whether and how the project converts abandoned public buildings to private use	No	No	No
12	(3)(l) Whether and how the project promotes sustainable development	Building on existing urban sites typically is more sustainable than on a greenfield site. This is the case in this instance within the City of Muskegon Heights.	Yes, it will help grow industry, innovation, and infrastructure helping to reduce inequalities, and will help to reduce poverty by offering employment opportunities for the community.	Yes, redevelopment of the site will address one of the largest brownfield areas in the region. It also promotes environmental sustainability by cleaning up contaminated sites and preventing further pollution. This not only safeguards the health of residents but also contributes to the overall environmental health of the community.
13	(3)(m) Whether and how the project involves the rehabilitation of a historic resource	No	No	The site was undeniably a historic resource due to its pivotal role in shaping the American automotive industry and its profound impact on the local community.
14	(3)(n) Whether and how the project addresses areawide development	Providing additional developable manufacturing property in Muskegon Heights, the effects will extend into surrounding areas. The capital improvements, livable wages, additional jobs, etc. will increase the prosperity of the County and provide for additional redevelopment opportunities.	No	The site will generate a total investment of \$300M to construct up to 10 buildings and it will create as many as 3,000 jobs. The redeveloped site will offer prospective businesses 3.5M SQ FT light industrial distribution space, something that is currently lacking in our area.
15	(3)(o) Whether and how the project addresses underserved markets of commerce	The City of Muskegon Heights is an underserved market. Residents must leave the City for most of their goods and services.	The Charter Township of Monitor is a small rural community in middle Michigan. The project will help to attract new investment at the site, supporting commerce through out the small township and the Bay County community.	Flint is an underserved market of commerce due to several factors that have hindered its economic development in recent years. High poverty rates, limited access to quality education, and a lack of investment in infrastructure have created significant challenges for businesses and entrepreneurs.
16	(3)(p) The level and extent of environmental contamination	N/A	N/A	The site assessments conducted by GM and RACER have identified soil and groundwater contamination across the site at levels that exceed Part 201 Nonresidential Generic Cleanup Criteria (GCC) in several areas.
17	(3)(q) Whether and how the project will compete with or affect existing Michigan businesses within the same industry	Providing an additional large parcel in a blighted community with the largest poverty level in Muskegon County. This will bring new opportunities for local jobs that remove the barrier of transportation.	It will support the efforts of our state in attracting the technology of tomorrow to our community today.	The current redevelopment plans for Buick City will serve all industrial business in Michigan. The site will address a current undersupply of industrial property and attract new industrial users to the Flint area.

Criteria		Award Recommendations		
125.1088t Michigan Strategic Site Readiness Program		Applicant		
		Muskegon Area First	Bay Future	Flint Genesee Economic Alliance
18	(3)(r) Whether and how the project's proximity to rail and utility will impact the performance of the project and maximize energy and logistics needs in the community in which it is located in this state	Logistics are maximized with this project because the sites are close to and have convenient access to US-31, Business 31, and I-96. All necessary utilities: gas, water, sewer, and electricity are available for these sites.	The site is on a virginal interchange directly abutting I-75 and M-13/US-23. It is a perfect location for moving goods quickly and efficiently. The other side of the highway (to the east) is a thriving commercial and retail district with adequate infrastructure to support.	The site has access to water, sewer, and electrical. A mockup of rail connection to the site has also been created should that means of transportation need to be utilized.
19	(3)(s) The risk of obsolescence that the project, products and investments in the future	Due to ever-changing technology, if this project were tied to a specific industry there would be a greater chance of obsolescence. Since this project is about preparation of land parcels for redevelopment, it is unlikely that there is much risk for obsolescence.	If the funding does not come through, interest in the project will wane to the detriment of the existing business near the site who would expand if for the sewer being accessible and any future business looking for a highly visible 200+ acre site.	This funding will complete the capital stack for the entire Buick City redevelopment project making this a low-risk funding opportunity.
20	(3)(t) The overall return on investment to Michigan	The change in earnings is expected to be \$8,788,806, with \$1,499,593 change in taxes on productions and imports.	Potentially billions of dollars	764% over 10 years. This is assuming 3,000 jobs will be created out of this development, with a state income tax of 4.25%, and the average annual wage being \$35,360.
21	(3)(u) Whether the proposed strategic site or mega-strategic site is incorporated into the strategic plan of the political subdivision of this state	Yes, incorporated into the strategic plan for Muskegon Heights, Muskegon Heights Industrial Parks West & East Strategic Plan and Marketing Study.	Yes, the property is zoned future land use commercial and Bay Future and Bay County is including the site in its Build Ready Bay County vetted site criteria certification program.	Yes, the site is listed in the Master Plan and also listed in the CEDS plan draft currently being created by the University of Michigan Flint under the Business/Infrastructure/Sites section for the Genesee County projects.
22	(3)(v) Any other additional criteria approved by the fund board that are specific to each individual project and are consistent with the purpose of the program	This project will promote the recently approved Muskegon Heights Industrial Parks West & East Strategic Plan and Marketing Study. The three properties referred to in this grant application are contained on one page of the buildable-ready sites. In addition, other buildable-ready sites are included in the overall Marketing Study. This project is also consistent with the goals of the CEDS.	Public support for a project like this is high but public funding for projects like this one are generally low. The support from this program would help to bring on line a brand new 200+ acre site that would bring additional competitiveness to the state and our community in our collective ongoing efforts to secure economic opportunity for our people and economic growth for our communities and state.	Flint Commerce Center has received Michigan Strategic Fund approval of an \$8.5 Million MSF performance-based loan with the ability to be forgiven if construction milestones are met.
	(5) In addition to the considerations under subsection (3), in determining whether to approve a grant, loan, or other economic assistance for a strategic site for which an end user has not been specifically identified, the fund shall consider and document, as reasonably determined by the fund board, at a minimum all of the following:			
23	(a) The degree to which the proposed site demonstrates a high level of competitiveness for future development, considering and documenting all of the following:			
24	(i) Whether the proposed site is currently assembled.	No	No	Yes
25	(ii) Whether the proposed site is under site control.	No	No	Yes
26	(iii) Whether the proposed site is of a size, configuration, location and condition that makes the site substantially ready for marketing and competitive for development upon completion of the grant, loan, or other economic assistance proposed to be offered under this program and demonstrated matching contributions.	Yes	Yes	Yes
27	(b) Whether the proposed investment will result in the elimination of blight and the remediation of environmental contamination.	Yes	No	Yes
28	(c) The degree of local matching contributions.	\$20,000	\$225,000	\$294,100,000
29	(d) Whether the award will promote geographic equity in the distribution of funds between different areas of this state.	Yes	Yes	Yes
30	(e) Whether the eligible applicant has pursued all available cost-containment measures.	No	Yes	Yes

SSRP \$100M (PA194 of 2022) Grant Recommendations

Criteria		Award Recommendations		
125.1088t Michigan Strategic Site Readiness Program		Applicant		
		Shiawassee Economic Development Partnership	City of Lansing	Lansing Economic Area Partnership
	(3) Before approving an application under this section, the fund shall consider and document, at a minimum, all of the following criteria to the extent reasonably applicable as reasonably determined by the fund board.			
1	(3)(a) The importance of the project or the eligible activities to the community in which it is located	In partnership with the SEDP, a general masterplan for site use has been developed as well as desktop level diligence. It has become clear that to be fully competitive additional diligence is required. Conducting on-site diligence to demonstrate site condition to potential end users will elevate the likelihood of a new business location on the property.	The RACER Trust Plant 6 redevelopment project and preparation of this strategic site holds significant importance to the Lansing community for various reasons, ranging from environmental, health, and safety concerns to economic and community development.	This site offers a tremendous opportunity for economic growth and job creation in the Delhi Township and the broader region. As a pad-ready site, it offers a streamlined path for a prospective end user to initiate industrial projects.
2	(3)(b) If the project will act as a catalyst for additional revitalization of the community in which it is located and this state	Yes, locating a new employer within a mile of the core downtown area can be expected to catalyze additional investment in the city for numerous reasons. With a large scale increase of job opportunities, the community forecasts additional residents moving to the community. An increase in population stands to draw new residential real estate development, as well as make the community more attractive to service and retail businesses.	Yes, the redevelopment of the 57-acre Plant 6 site serves as the starting point for the revitalization of over 230 acres of blighted, contaminated property by supporting and accelerating the redevelopment the adjacent 72-acre RACER GM Plant 2 Site and the 105-acre RACER GM Plant 3 Site. Serves as a catalyst for transformational change at the community level by creating much needed jobs and economic activity to the area and at the state level by promoting high-paying, high-job creation industrial projects in innovative economic sectors on this site.	Yes, it is a catalyst for comprehensive community revitalization. By moving forward with the development of this site, we anticipate there will be many positive impacts on the community including economic diversification, job creation, infrastructure enhancement, additional community amenities, and positive effects on property values.
3	(3)(c) The amount of local community and financial support for the project	\$0	\$350,000	\$0
4	(3)(d) The amount of any other economic assistance or support provided by this state for the project	\$75,000	\$0	\$270,000
5	(3)(e) The amount of any other economic assistance or support provided by the federal government for this project including, but not limited to, federal appropriations or tax credits	\$0	\$0	\$0
6	(3)(f) The amount of any private funds or investments for the project including the applicant's own investments in the project	\$0	\$75,000,000	\$0
7	(3)(g) The applicant's financial need for a grant, loan, or other economic assistance under this program	\$435,000	\$18,975,000	\$6,500,000
8	(3)(h) The extent of reuse of vacant buildings, public or private, reuse of historic resources, and redevelopment of blighted property	N/A	After the closure of the factory, the buildings were cleared, and the site contamination was contained with an immense amount of now aged concrete slabs to prevent spreading harmful substances into the nearby residential neighborhoods.	N/A
9	(3)(i) Creation or retention of Qualified Jobs as a result of a technological shift in product or production at the project location and within this state	Based upon leads provided by MEDC that were a fit for this site, a single user development could be anticipated to create several hundred jobs at a minimum.	The project is projected to create 500 permanent jobs and over 100 temporary jobs during the construction period of the development.	If the majority of the site is activated for a singular end user in the industrial manufacturing industry, we estimate 2,000 jobs would be created.
10	(3)(j) Whether and how the project is financially and economically sound	Yes, the property is municipally owned, and prioritized for development. With additional funding to further site readiness, the property will become more competitive as Shiawassee County and the MEDC work to locate new business investment on the site.	With this vast knowledge and experience, the Lansing EDC and Northpoint have analyzed the project and determined that this project is projected to be financially and economically sound.	The project adheres to the guidelines established for site readiness, ensuring that it is well-prepared for potential end users. This alignment reflects the project's sound planning and execution, minimizing financial risks.
11	(3)(k) Whether and how the project converts abandoned public buildings to private use	No	No	No
12	(3)(l) Whether and how the project promotes sustainable development	Yes, by investing in a site already targeted for development, new projects will not need to modify the community master plan. It will also utilize existing water and sewer lines, thereby keeping the city's developed land into a contiguous footprint.	Yes, the new construction will be LEED or Green Globes certified and redeveloping and reusing this urban manufacturing site prioritizes equity, health, and environmental sustainability. This project meets the present need of Lansing and Michigan without compromising the ability of future generations to meet their own needs.	Yes, the project's commitment to addressing environmental concerns, as indicated by the EPA Phase I assessment and the recommended Phase II, underscores its dedication to environmental stewardship.

Criteria			Award Recommendations		
125.1088t Michigan Strategic Site Readiness Program			Applicant		
			<i>Shiawassee Economic Development Partnership</i>	<i>City of Lansing</i>	<i>Lansing Economic Area Partnership</i>
13	(3)(m)	Whether and how the project involves the rehabilitation of a historic resource	No	Yes, The Plant 6 site and adjacent Plant 2 and 3 sites demonstrate the long-intertwined history and legacy of innovation and production of economic assets of Michigan throughout the last century, significantly contributing to the shared prosperity of the city, region, state, and country.	No
14	(3)(n)	Whether and how the project addresses areawide development	No	Yes, the project will support and enhance the manufacturing network in the Lansing region.	No
15	(3)(o)	Whether and how the project addresses underserved markets of commerce	No	Yes, the city has identified this area as an underserved market of commerce; as a result, the city established the Saginaw Street Corridor Improvement Authority (SSCIA) and approved its Development and Finance Plan.	Yes, the project's location extends access to commerce for populations that may be underserved by existing industrial and business centers. Its proximity to transportation hubs, highways, and rail lines provides an advantageous location for businesses to reach markets that may have been previously inaccessible.
16	(3)(p)	The level and extent of environmental contamination	N/A	Historic testing found concentrations of volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs) above regulatory criteria. Environmental investigations at the plant began in the spring of 2011 and were substantially complete by December 2014.	According to the Phase I conducted, there is recognized environmental concern and a Phase II is recommended.
17	(3)(q)	Whether and how the project will compete with or affect existing Michigan businesses within the same industry	With no end user identified, the impact cannot be properly forecast.	This project will serve as a complement to the electric mobility manufacturing network that is being developed across Michigan.	In conclusion, the project is not positioned to directly compete with existing Michigan businesses but rather to complement and enhance the existing industrial landscape. By focusing on collaboration, shared growth, and industry compatibility, it contributes to the state's continued economic development and competitiveness within the target industries.
18	(3)(r)	Whether and how the project's proximity to rail and utility will impact the performance of the project and maximize energy and logistics needs in the community in which it is located in this state	The site is located along an existing rail line, and the community has been in regular communication with Huron & Eastern regarding development opportunities. This site has sufficient frontage to utilize an on-site spur for the eventual customer. In addition, the city has proactively worked to develop a planned rail crossing that would allow direct access to M-71.	The Plant 6 site is strategically bordered by a railway and easy access to the state highway system. It also is proposed to be serviced by the public utility company the Lansing Board of Water and Light, Consumers Energy, and the City of Lansing.	In conclusion, the project's proximity to rail and utility infrastructure not only optimizes its performance but also has far-reaching implications for the community, Michigan's economic growth, sustainability, and energy reliability. It ensures that the project aligns with broader state goals for economic and environmental sustainability.
19	(3)(s)	The risk of obsolescence that the project, products and investments in the future	With no user identified, the risks cannot be forecast.	The principal objective of this redevelopment project is to support and enhance the future of EV manufacturing in Lansing and Michigan.	The risk is very low of becoming obsolete due to the increase in demand for sites of this size and ongoing interest in the property.
20	(3)(t)	The overall return on investment to Michigan	With no end user identified, return cannot be forecast	N/A	According to a Lightcast impact scenario, there would be a \$399,162,870 change in earnings and a \$49,159,807 changes in taxes on production and over 10M in property tax revenue for all taxing jurisdictions for a typical end user that what utilize majority of the acreage.
21	(3)(u)	Whether the proposed strategic site or mega-strategic site is incorporated into the strategic plan of the political subdivision of this state	Yes, the site is a priority development in Shiawassee County, as included in a new regional CEDS plan.	Yes, in the Design Lansing Comprehensive Plan, the strategic plan identifies this site as a priority site to be utilized Lansing's initiative to expand industry and business while improving environment quality.	Yes, the site has formally been included in Delhi Charter Township's latest Comprehensive Plan with future land use poised for development.
22	(3)(v)	Any other additional criteria approved by the fund board that are specific to each individual project and are consistent with the purpose of the program	A total of \$250K of the \$300K requested for infrastructure improvements is seeking to provide a study of the shared mid-county water and sewer systems. That system serves multiple sites throughout the Shiawassee County area, and that same study will appear in applications related to multiple Shiawassee County sites. The three communities have met collaboratively to determine the needs and craft a scope of that study. This is an exceptional example of multi-jurisdictional collaboration with multiple benefactors.	N/A	The site's development aligns with regional economic development goals and promotes economic growth, job creation, and enhanced infrastructure, benefiting the community and contributing to the state's economic well-being. In summary, this project satisfies all the criteria approved by the board, aligning with the purpose of the SSRP and demonstrating its significant importance to the community, the state, and the region's economic development goals.

Criteria		Award Recommendations		
125.1088t Michigan Strategic Site Readiness Program		Applicant		
		<u>Shiawassee Economic Development Partnership</u>	<u>City of Lansing</u>	<u>Lansing Economic Area Partnership</u>
	(5) <i>In addition to the considerations under subsection (3), in determining whether to approve a grant, loan, or other economic assistance for a strategic site for which an end user has not been specifically identified, the fund shall consider and document, as reasonably determined by the fund board, at a minimum all of the following:</i>			
23	(a) The degree to which the proposed site demonstrates a high level of competitiveness for future development, considering and documenting all of the following:			
24	(i) Whether the proposed site is currently assembled.	Yes	Yes	No
25	(ii) Whether the proposed site is under site control.	Yes	Yes	Yes
26	(iii) Whether the proposed site is of a size, configuration, location and condition that makes the site substantially ready for marketing and competitive for development upon completion of the grant, loan, or other economic assistance proposed to be offered under this program and demonstrated matching contributions.	Yes	Yes	Yes
27	(b) Whether the proposed investment will result in the elimination of blight and the remediation of environmental contamination.	No	Yes	No
28	(c) The degree of local matching contributions.	\$0	\$75,350,000	\$0
29	(d) Whether the award will promote geographic equity in the distribution of funds between different areas of this state.	Yes	Yes	Yes
30	(e) Whether the eligible applicant has pursued all available cost-containment measures.	No	No	Yes

SSRP \$100M (PA194 of 2022) Grant Recommendations

Criteria		Award Recommendations		
125.1088t Michigan Strategic Site Readiness Program		Applicant		
		Southwest Michigan First	Market Van Buren	City of Saline
	(3) Before approving an application under this section, the fund shall consider and document, at a minimum, all of the following criteria to the extent reasonably applicable as reasonably determined by the fund board.			
1	(3)(a) The importance of the project or the eligible activities to the community in which it is located	The eligible activities described herein are beneficial to the local community, beyond just the benefits of developing this project. Creating a shovel-ready site on this will allow Southwest Michigan First to effectively market this site for attraction and retention opportunities that are presented to the region.	Site represents one of the largest sites in Southwest Michigan that can be established for the attraction and expansion of businesses in Michigan. The Park will draw employees from this three-county area while driving physical investments in the immediate project area. The proposed investment will create a comprehensive picture of the property and what it will take to develop.	A topographic and wetland delineation survey holds significant importance for the local community and the project will move Saline substantially closer to finding an end-user who will develop the site. In turn, the project offers the potential for job creation, economic growth, and community development. It aligns with the city's vision for responsible industrial expansion, making use of existing resources and infrastructure.
2	(3)(b) If the project will act as a catalyst for additional revitalization of the community in which it is located and this state	Yes, due to the investment contemplated by Consumers Energy as a part of their new substation on the site, this project will assist in expanding utility capacity in the corridor, which will allow the opportunity for additional revitalization in the community.	The proposed project will have significant additional revitalization impacts to both Hartford as well as all of Van Buren County. The project benefits the community in which they are located in several ways, economic growth, infrastructure, training/education, environmental conditions, increased property values, etc.	Over the past four decades, Saline's development has largely relied on funding from local residents. However, in recent years, these funding sources have dwindled. Saline is actively seeking to attract external investments and rekindle interest in the city and its untapped potential.
3	(3)(c) The amount of local community and financial support for the project	\$0	\$0	\$40,000
4	(3)(d) The amount of any other economic assistance or support provided by this state for the project	\$0	\$0	\$0
5	(3)(e) The amount of any other economic assistance or support provided by the federal government for this project including, but not limited to, federal appropriations or tax credits	\$0	\$0	\$0
6	(3)(f) The amount of any private funds or investments for the project including the applicant's own investments in the project	\$11,844,982	\$0	\$0
7	(3)(g) The applicant's financial need for a grant, loan, or other economic assistance under this program	\$2,106,000	\$467,250	\$15,350
8	(3)(h) The extent of reuse of vacant buildings, public or private, reuse of historic resources, and redevelopment of blighted property	There is no reuse of vacant buildings or historic resources contemplated in this project.	N/A	The site is currently vacant and free of blight as the City has maintained and monitored it over the years.
9	(3)(i) Creation or retention of Qualified Jobs as a result of a technological shift in product or production at the project location and within this state	As an end user has not yet been identified for the site, it is still unknown how many jobs will be created as a result of this project.	Based on the attached economic impact report from Kinexus, the proposed project is projected to create \$250,000,000 in new investment and result in 1,466 jobs generating \$107 million in new wages.	The site serves as a crucial initial step in the potential development of an industrial project on the site. The creation and retention of qualified jobs will be contingent on the successful development of this project.
10	(3)(j) Whether and how the project is financially and economically sound	Yes, the developer has completed all due diligence and analysis on this site, including wetland delineation, topographical studies, surveys, environmental site assessments, and other studies to ensure that all variables and costs associated with the development are known entities and reasonable for sustainable and successful development.	The project is financially sound given its approach to the Park's planning and design. The approach proposed below will create a plan that results in the flexibility for the right funding to be spent at the right time to leverage the maximum amount of benefits for both the local community and State of Michigan.	Yes, Saline received a quote from the engineering firm that would conduct the study and if awarded the grant, added an additional \$3,000, per the consultant's suggestion, to account for any administrative/organizational expenses. calculated the \$40,000 of public investment based on the taxable value of a similarly positioned, recently developed parcel. The City is open and willing to consider incentives for the future end-user.
11	(3)(k) Whether and how the project converts abandoned public buildings to private use	No	No	No
12	(3)(l) Whether and how the project promotes sustainable development	Yes, the site is under 2 miles to I-94 with multiple All-Season Class A routes to the highway, allowing users of this site close access to one of the most trafficked corridors in Michigan. This will help users reduce transportation costs.	Yes, many of the project's components will promote sustainable development including: use of recycled materials in infrastructure components when available; evaluating the life cycle costs of materials and components selected to ensure the best long-term value for the project; creating a stormwater retention system to manage all stormwater onsite; given the proximity of waterways to the site that connect to waters of the state this element is critical to the project's sustainability; and including elements in the Park's development standards to promote best practices for developments within the project.	Promote sustainable development in a number of ways. The topographic and wetland delineation survey will play a pivotal role in ensuring that any future development on this site respects and harmonizes with the existing environmental conditions. The project aims to protect ecosystems by providing precise information on the boundaries of these wetlands.
13	(3)(m) Whether and how the project involves the rehabilitation of a historic resource	No	No	N/A
14	(3)(n) Whether and how the project addresses areawide development	Yes, the extension of sewer/water lines to the site will allow greater opportunities for redevelopment in the area. The development of the substation on site will increase reliability of power options and expand the opportunities for development in surrounding areas.	Its location in southern Michigan in relative proximity to Ohio, Indiana and Illinois will position the State of Michigan to compete for companies looking to locate in this part of the Midwest. With Ford's Blue Oval project taking the other large site along I-94 in Marshall, the subject opportunity will backfill that location being taken off the market allowing Michigan to maintain its site selection competitiveness.	Yes, the project will play a role in addressing areawide redevelopment. The market for quality light industrial facilities in the region has remained hot, and our project is well-positioned to meet this demand.

Criteria		Award Recommendations		
125.1088t Michigan Strategic Site Readiness Program		Applicant		
		<u>Southwest Michigan First</u>	<u>Market Van Buren</u>	<u>City of Saline</u>
15	(3)(o) Whether and how the project addresses underserved markets of commerce	Yes, Pavilion Township's master plan indicates the need and desire for more industrial development in the community. Additionally, as a small town of roughly 6,300 people, the township has a higher poverty rate than US average.	As a rural, underserved area for industrial development, the proposed project will go a long ways to addressing underserved markets of commerce by providing various advantages and opportunities to businesses operating in these areas.	Saline is a small, exurban community with a population of under 10,000 people. The end-user will likely be providing continued economic opportunity to this segment of the labor market. Moreover, the project bolsters our resilience, both social and economic, as a small exurban city.
16	(3)(p) The level and extent of environmental contamination	None	None	N/A
17	(3)(q) Whether and how the project will compete with or affect existing Michigan businesses within the same industry	Since an end user has not yet been identified, it is unclear what industry will occupy this site ultimately.	By partnering with the MEDC on the project, efforts can be placed on recruiting companies that complement existing Michigan businesses.	The City (site owner) will have discretion in whom it chooses to sell the land to. The City will pay special attention to not sell the parcel to a group or business that negatively affects other local businesses, especially those in the same industries as our current industrial and commercial enterprises.
18	(3)(r) Whether and how the project's proximity to rail and utility will impact the performance of the project and maximize energy and logistics needs in the community in which it is located in this state	The site will be served by an 18" sanitary sewer main with 1.8 million Gallons per Day (MGD) available on site without system upgrades. The City of Kalamazoo Water Reclamation Plant is a tertiary treatment plant with 25.8 MGD of available capacity. Additionally, the site is served by fiber, 138 kV electric service, a 6" gas main, and 16" water main with 3.0 MGD of available water with no system upgrades. Site is close to rail.	The subject property is bookended by a CSX rail line and I-94. Sites of this size with this sort of proximity to rail and a major interstate are rare in the State of Michigan. Additionally, AEP Indiana-Michigan Power has a 138kv Transmission Line on site, providing ample electricity for any large development.	The parcel is directly adjacent to a seldom-used used rail spur. The site will be able to easily access City utilities which simplifies infrastructure development, reducing energy costs and promoting efficient resource use.
19	(3)(s) The risk of obsolescence that the project, products and investments in the future	The risk of this project and its investment being obsolescent is very low. An unsuccessful SSRP application will delay the ability for the site and its developer to come to fruition immediately.	Given the project planning and design approach proposed earlier, there is little chance of the project plan becoming obsolete.	There is no risk of obsolesce for the topographic and wetland delineation survey we are requesting.
20	(3)(t) The overall return on investment to Michigan	The project is expected to create more than \$1,500,000 per year in Tax Increment Revenue through just the State Education Tax (SET) and School Operating Tax, once fully development.	The project is expected to generate \$5 million in new taxes annually.	The State of Michigan will get a return from the subsequent development of the parcel and ultimate business activities that occur on it.
21	(3)(u) Whether the proposed strategic site or mega-strategic site is incorporated into the strategic plan of the political subdivision of this state	No	The proposed project has been a priority for the Van Buren County and Market Van Buren for over ten (10) years. A lack of funding to complete the needed predevelopment due diligence has kept the project from moving from an idea to reality.	No
22	(3)(v) Any other additional criteria approved by the fund board that are specific to each individual project and are consistent with the purpose of the program	The request supports the development of public infrastructure via a sanitary sewer main to the site and road improvements, which will have broad reaching benefits beyond just the benefit to this site. The assistance to this site through an SSRP allocation will allow the developer to aggressively pursue development on this site quickly.	The subject request presents the MEDC and the MSF Board with a unique opportunity to complete predevelopment opportunities on a large-scale area which currently does not exist in southwest corner of the State. The property's location along a CSX rail line and I-94 will make it attractive to numerous companies creating new investments and jobs in the State.	Saline is currently hampered by long-coming infrastructure costs. Unfortunately, these costs were not properly considered or budgeted over the years leading to the Community Development Department and its initiatives relying heavily on grants for non-revenue generating items. Funding, even if it seems nominal, from MSF and MEDC is crucial for our municipality to continue to provide quality economic development services for our community while also being able to maintain our basic infrastructure and core City services.
	(5) <i>In addition to the considerations under subsection (3), in determining whether to approve a grant, loan, or other economic assistance for a strategic site for which an end user has not been specifically identified, the fund shall consider and document, as reasonably determined by the fund board, at a minimum all of the following:</i>			
23	(a) The degree to which the proposed site demonstrates a high level of competitiveness for future development, considering and documenting all of the following:			
24	(i) Whether the proposed site is currently assembled.	Yes	Yes	Yes
25	(ii) Whether the proposed site is under site control.	Yes	Yes	Yes
26	(iii) Whether the proposed site is of a size, configuration, location and condition that makes the site substantially ready for marketing and competitive for development upon completion of the grant, loan, or other economic assistance proposed to be offered under this program and demonstrated matching contributions.	Yes	Yes	Yes
27	(b) Whether the proposed investment will result in the elimination of blight and the remediation of environmental contamination.	Yes	No	No
28	(c) The degree of local matching contributions.	\$3,404,000	\$0	\$0
29	(d) Whether the award will promote geographic equity in the distribution of funds between different areas of this state.	Yes	Yes	Yes
30	(e) Whether the eligible applicant has pursued all available cost-containment measures.	Yes	Yes	Yes

SSRP \$100M (PA194 of 2022) Grant Recommendations

Criteria		Award Recommendations		
125.1088t Michigan Strategic Site Readiness Program		Applicant		
		Monroe County Business Alliance	Detroit Aerotropolis	The Right Place
	(3) Before approving an application under this section, the fund shall consider and document, at a minimum, all of the following criteria to the extent reasonably applicable as reasonably determined by the fund board.			
1	(3)(a) The importance of the project or the eligible activities to the community in which it is located	In 2022 the site underwent a comprehensive Tier 1 due diligence review through the VIP program, including a detailed site condition analysis, comprehensive information on utility providers and capacity, and a comprehensive report on site details.	It builds on the electrification of the automotive and aviation industries including battery storage at grid level. It supports the growth of Willow Run Airport and surrounding communities in Wayne and Washtenaw County. Importantly, Ypsilanti and Ypsilanti Twp. and located within a half mile of the site where we are looking to connect with disadvantaged communities to support the rapid job creation that will result in this development.	This site is a top priority for Lowell Township and is a top strategic site regionally for The Right Place. When utility infrastructure is complete to the site, it will make possible additional, adjacent development sites, including higher-density housing to the West and industrial to the East and South.
2	(3)(b) If the project will act as a catalyst for additional revitalization of the community in which it is located and this state	This is a priority development area as featured in Link Plan 2.0 for Monroe County EDC. Significant dollars, utilities, and planning are already in place for this to be one of the next large tract developments in Michigan.	Yes, there is close to 1,000 acres of additional brownfield and greenfield site development opportunities in northern Van Buren Twp. region. This development will spur greater supply-chain job creation.	Yes, the proposed expansion to the City of Lowell's wastewater system would serve the community's growth for at least the next twenty years. 3,000 jobs at this site, with an average wage of \$24/hour would mean \$150M in new payroll injected into the Lowell area annually. This will have significant positive impacts to the local business base, local taxes, school district and more.
3	(3)(c) The amount of local community and financial support for the project	\$2,500,000	\$35,000,000	\$18,128,000
4	(3)(d) The amount of any other economic assistance or support provided by this state for the project	\$1,000	\$600,000	\$0
5	(3)(e) The amount of any other economic assistance or support provided by the federal government for this project including, but not limited to, federal appropriations or tax credits	\$0	\$0	\$0
6	(3)(f) The amount of any private funds or investments for the project including the applicant's own investments in the project	\$1,000	\$215,000	\$0
7	(3)(g) The applicant's financial need for a grant, loan, or other economic assistance under this program	\$82,310	\$18,600,000	\$20,000,000
8	(3)(h) The extent of reuse of vacant buildings, public or private, reuse of historic resources, and redevelopment of blighted property	N/A	N/A	N/A
9	(3)(i) Creation or retention of Qualified Jobs as a result of a technological shift in product or production at the project location and within this state	Foresee this as a plant for the electric car/battery industry with a large amount of high skilled engineering jobs and factory workers.	Projections from a hypothetical project are an industrial manufacturing and assembly facility projected to be 2,112 jobs.	An estimated 3,000 direct jobs are projected to be created by employers at this site, with 1.887 million square feet of manufacturing footprint projected. This investment carries an even larger 'bang for the buck' when indirect job creation is considered.
10	(3)(j) Whether and how the project is financially and economically sound	Yes, the property is owned outright; the engineering reports will allow speed to market for a site selector or potential developer understand what the conditions are at the site for development.	Yes, the MEDC has provided several RFIs where end users have shown interest in the site.	Yes, as evidenced by the extremely low industrial vacancy rate in the market, this site - once served by utilities - will be extremely attractive for business expansion and attraction projects. Every effort has been made to pursue viable options to serve this site adequately, including project estimates from multiple engineers. This is the most viable option, and will result in a significant return on investment for the community and state.
11	(3)(k) Whether and how the project converts abandoned public buildings to private use	No	No	No
12	(3)(l) Whether and how the project promotes sustainable development	Yes, a solar array is across the street from the project that was part of the original parcel for LAC Real Estate. There is also a switch across the street where excess solar energy can be put back into the grid. The interest primarily has been from manufacturers that take pride in ESG initiatives.	Yes, this site is geared to lead the automotive, aviation and electric grid transition by developing battery technologies.	No
13	(3)(m) Whether and how the project involves the rehabilitation of a historic resource	N/A	N/A	No

Criteria			Award Recommendations		
125.1088t Michigan Strategic Site Readiness Program			Applicant		
			Monroe County Business Alliance	Detroit Aerropolis	The Right Place
14	(3)(n)	Whether and how the project addresses areawide development	Yes, anticipate that this site has the capacity for 2-3 million sq. ft. of industrial space and provide benefits for other manufacturing and supply chain opportunities within the region.	Yes, there are efforts underway to redevelopment Hangar 1 at Willow Run airport to support manufacturing and the movement of high value cargo by way of air. There are also significant efforts to build new access to water and waste-water capabilities in the region to support this development.	Yes, moreover, once utilities are available at this site, nearby quality-of-life developments, including the new Kent County Fairgrounds and other publicly-accessible open spaces, will be able to tap into these utilities.
15	(3)(o)	Whether and how the project addresses underserved markets of commerce	Yes, very little new construction industrial space has been built over the last 20 years in the region.	Yes, there are opportunities for individuals to use existing skills to transition into the new energy economy by way of battery manufacturing. This site is located in an opportunity zone and will greatly improve the surrounding disadvantaged communities nearby.	The Lowell area has largely been overlooked as a prime area for investment and development; however, as the success and growth trends of Greater Grand Rapids continues to generate momentum, which is expanding geographically, including eastward. The Lowell area is the next geography to the East of Grand Rapids that will see significant success, especially due to its location along the I-96 corridor.
16	(3)(p)	The level and extent of environmental contamination	N/A	None	N/A
17	(3)(q)	Whether and how the project will compete with or affect existing Michigan businesses within the same industry	Unknown	The sites attributes will help Michigan lead the transition to the EV market.	This project will almost certainly amplify the success of other businesses regionally and statewide, as it will provide much-needed development acreage for business expansion and attraction activities; particularly supply-chain companies and related industries.
18	(3)(r)	Whether and how the project's proximity to rail and utility will impact the performance of the project and maximize energy and logistics needs in the community in which it is located in this state	CSX is adjacent to the property and there is room for a 1/2 mile spur. The utility providers have ample power at the adjacent substation for construction and has plans to bring in additional capacity for electricity by the time the facility would be open. Gas, electric, and water are at the property. The sewer is a 1/2 mile to the south and the line extension agreement is in place.	This site is located adjacent to rail and within close proximity to I94 and I275. It will bring new multi-modal and inter-modal capabilities to the region and the state. It will support the rapid growth of Willow Run Airport.	On-site water service will be constructed/installed. The SSRP grant dollars are specifically to make expansion of the City of Lowell's wastewater system to this site in Lowell Township. Other utilities (electric and gas) are in close proximity to the site. There is no rail access.
19	(3)(s)	The risk of obsolescence that the project, products and investments in the future	Minimal	Minimal risks unless site is not developed for construction.	Negligible. This site will be available for cutting-edge manufacturer uses.
20	(3)(t)	The overall return on investment to Michigan	4:1	Based on information provided in RFIs, the 440 acres could support the construction of 3 million sq. ft. of manufacturing and logistics space.	In addition to the hundreds of millions in capital investment by future end-users, an estimated 3,000 direct jobs are projected to be created by employers at this site, with 1.887M SQ FT of manufacturing footprint projected.
21	(3)(u)	Whether the proposed strategic site or mega-strategic site is incorporated into the strategic plan of the political subdivision of this state	Yes, site is included in Project Link 2.0 and DRP Verified Industrial Property (VIP)	Yes, it is a part of the Van Buren Twp. Master Plan for industrial development.	Yes, Lowell Township has included this as a priority development site in its Master Plan.
22	(3)(v)	Any other additional criteria approved by the fund board that are specific to each individual project and are consistent with the purpose of the program	This property has one owner, it is zoned industrial, it is competitively priced, most utilities are in place with the exception of the sewer, and there is suitable power for developers/manufacturers that would consider this site.	N/A	Note: the \$18,128,000 noted above as "local community and financial support for the project" is in the form of a projected 15-year local Brownfield TIF reimbursement to the developer.
	(5)	<i>In addition to the considerations under subsection (3), in determining whether to approve a grant, loan, or other economic assistance for a strategic site for which an end user has not been specifically identified, the fund shall consider and document, as reasonably determined by the fund board, at a minimum all of the following:</i>			
23	(a)	The degree to which the proposed site demonstrates a high level of competitiveness for future development, considering and documenting all of the following:			
24	(i)	Whether the proposed site is currently assembled.	Yes	Yes	Yes
25	(ii)	Whether the proposed site is under site control.	Yes	Yes	Yes
26	(iii)	Whether the proposed site is of a size, configuration, location and condition that makes the site substantially ready for marketing and competitive for development upon completion of the grant, loan, or other economic assistance proposed to be offered under this program and demonstrated matching contributions.	Yes	Yes	Yes
27	(b)	Whether the proposed investment will result in the elimination of blight and the remediation of environmental contamination.	No	Yes	No
28	(c)	The degree of local matching contributions.	\$1,500,000	\$0	\$18,890,000

Criteria			Award Recommendations		
125.1088t Michigan Strategic Site Readiness Program			Applicant		
			<i>Monroe County Business Alliance</i>	<i>Detroit Aerotropolis</i>	<i>The Right Place</i>
29	(d)	Whether the award will promote geographic equity in the distribution of funds between different areas of this state.	Yes	Yes	Yes
30	(e)	Whether the eligible applicant has pursued all available cost-containment measures.	Yes	Yes	Yes

SSRP \$100M (PA194 of 2022) Grant Recommendations

Criteria		Award Recommendations		
125.1088t Michigan Strategic Site Readiness Program		Applicant		
		Ann Arbor SPARK - Latson Rd	Cornerstone Alliance	Ann Arbor SPARK - Pleasant Valley
	(3) Before approving an application under this section, the fund shall consider and document, at a minimum, all of the following criteria to the extent reasonably applicable as reasonably determined by the fund board.			
1	(3)(a) The importance of the project or the eligible activities to the community in which it is located	Genoa Township affirmed the strategic importance of the site in their master plan as well as the establishment of a new zoning district "Interchange Innovation" which enables high tech, manufacturing and warehouse operations.	One of the largest sites in the state with all due diligence already completed. This site is just a few miles from the Benton Harbor Census Tract 0004. That tract has a 2020 Median Family Income of \$16,875, more than \$45,000 less than the annual Michigan Median Household Income. The quality jobs this site could produce will create generational wealth and change the trajectory of Benton Township, Benton Harbor and surrounding communities.	The proposed project could be a catalyst and attract additional investment in the vicinity of the project.
2	(3)(b) If the project will act as a catalyst for additional revitalization of the community in which it is located and this state	Yes, the alternative options for this site, such as retail or residential development, pale in comparison to the potential impact of the majority of the site be used for Research and Development, Advance Manufacturing, or other high-tech uses. By emphasizing Research and Development, higher-paying jobs will be created, contributing significantly to the region's economic revitalization.	Yes, the State of Michigan recently invested in the completion of US 31. This extension completely changes logistical advantages of all of West Michigan and Southwest Michigan. This extension provides easier, more efficient access between Detroit, Grand Rapids and Chicago, as well as areas like South Bend and Indianapolis. Developing this site will create even more demand for industrial development in this corridor.	The proposed project could be a catalyst and attract additional investment in the vicinity of the project.
3	(3)(c) The amount of local community and financial support for the project	\$2,000,000	\$50,000	\$0
4	(3)(d) The amount of any other economic assistance or support provided by this state for the project	\$0	\$0	\$0
5	(3)(e) The amount of any other economic assistance or support provided by the federal government for this project including, but not limited to, federal appropriations or tax credits	\$0	\$0	\$0
6	(3)(f) The amount of any private funds or investments for the project including the applicant's own investments in the project	\$1,500,000	\$100,000	\$1,050,000
7	(3)(g) The applicant's financial need for a grant, loan, or other economic assistance under this program	\$7,000,000	\$9,750,000	\$5,444,978
8	(3)(h) The extent of reuse of vacant buildings, public or private, reuse of historic resources, and redevelopment of blighted property	No	No	No
9	(3)(i) Creation or retention of Qualified Jobs as a result of a technological shift in product or production at the project location and within this state	The site has capacity to create up to 700-1000 new jobs if there is a mix of advanced manufacturing and R&D facilities. This site has a unique opportunity to bring advanced industries and new highly technical and skilled jobs into Livingston County than any other site currently in the county.	Job creation on the site could be in the 3,000 to 5,000 range. Cornerstone Alliance has responded to a number of leads on this site that include large manufacturing projects. The size of this site makes it one of only a few sites in Michigan capable of supporting large job creation figures.	As an end user has not been identified it is difficult to project the qualified jobs.
10	(3)(j) Whether and how the project is financially and economically sound	The financial and economic viability of this project is intricately tied to the availability of state and local incentives, considering the high costs associated with new construction and public infrastructure.	Yes. Many partners have invested time, money and resources into this site in order to ensure viability. All utilities are adjacent to the site; only stubs will need to be extended into the site based upon usage. The developer has an option to purchase the property for two years. All aspects of this site have been vetted and are ready to move forward with complete confidence.	Yes, the development would not go forward with a prospective user nor could it be financed unless it was financially and/or economically sound.
11	(3)(k) Whether and how the project converts abandoned public buildings to private use	No	No	No
12	(3)(l) Whether and how the project promotes sustainable development	No	Yes, because of the site's proximity to Lake Michigan, we have had extensive interaction with the Berrien County Drain Commissioner regarding runoff and water conservancy. The site will take advantage of the renewable, zero-emissions energy from the AEP Cook Nuclear plant.	Yes, any development that is constructed will integrate the natural features into the project. The goal of the project is to integrate much of the natural topography into the structures.
13	(3)(m) Whether and how the project involves the rehabilitation of a historic resource	No	No	No
14	(3)(n) Whether and how the project addresses areawide development	No	Yes, The tax revenue generated from a project will completely transform the municipal revenue for the region. The jobs, tax revenue and indirect revenue generation from this site will have a transformational impact on three Michigan Core Communities (Benton Charter Township, Benton Harbor and St. Joseph).	No

Criteria		Award Recommendations		
125.1088t Michigan Strategic Site Readiness Program		Applicant		
		<u>Ann Arbor SPARK - Latson Rd</u>	<u>Cornerstone Alliance</u>	<u>Ann Arbor SPARK - Pleasant Valley</u>
15	(3)(o) Whether and how the project addresses underserved markets of commerce	Yes, the site significantly impacts statewide development, offering added tax revenue and job opportunities for the predominantly rural Genoa Township.	Yes, the site is located in Benton Charter Township, one of three Michigan Core Communities in the area of this site. Benton Charter Township and the City of Benton Harbor have economically disadvantaged, traditionally underserved populations.	Yes, as this is a rural community, our hope is to create new higher paying jobs within the underserved markets.
16	(3)(p) The level and extent of environmental contamination	N/A	The site is a qualified brownfield facility based upon historical use of agricultural pesticides.	Phase I environmental site assessment identified USTs and REC that will be investigated as part of the development activities using the strategic site readiness grant.
17	(3)(q) Whether and how the project will compete with or affect existing Michigan businesses within the same industry	This project also enables Livingston to secure critical investment in new industries such as battery technology or semi-conductor research or manufacturing which could further establish our region as being a hub for the next generation of industries.	As this site does not yet have an end user identified, it is unclear what industry, or industries, will be on this site.	As an end user has not been identified it remains to be seen if there is an impact.
18	(3)(r) Whether and how the project's proximity to rail and utility will impact the performance of the project and maximize energy and logistics needs in the community in which it is located in this state	The site is accessible to rail and updates to capacity for electricity will be needed and if there reaches a critical mass of need, a new substation would need to be built to support more than 10 MW of power.	Indiana Michigan Power (AEP) has been the largest private-sector supporter of certification and development of the site. AEP has devoted time, resources and funds to maximize the attractiveness and service options at the site. Due to the site's proximity to Lake Michigan, Benton Charter Township has a water treatment plant that operates at approximately 35% of its capacity, which provides plenty of water available for any and all uses. Because of neighboring industrial businesses, all utilities are in place at the site.	Currently there is no rail access to the site but there are intermodal shipping terminals and airports within close proximity.
19	(3)(s) The risk of obsolescence that the project, products and investments in the future	The risk is low that this project would result in the obsolescence of the investment planned.	The risk of obsolescence of this investment is low. However, an unsuccessful SSRP application will delay the ability for the site and its development to come to fruition.	As no user has been identified, there are no projects, products or investments that at risk of obsolescence.
20	(3)(t) The overall return on investment to Michigan	The overall ROI of this project is very healthy for Michigan. The ability to expedite utilities to the site in addition to the strategic priority the township and other partners have made to promote the site for new development opportunities as well as new business attraction efforts.	It is impossible to calculate the enormity of the return on this investment to the State of Michigan.	Projected return on investment to the State is unknown.
21	(3)(u) Whether the proposed strategic site or mega-strategic site is incorporated into the strategic plan of the political subdivision of this state	No	Yes, the site is identified for future industrial development and growth as part of the Benton Charter Township Master Plan.	No
22	(3)(v) Any other additional criteria approved by the fund board that are specific to each individual project and are consistent with the purpose of the program	Livingston County is unable to receive multiple state and federal resources for infrastructure and job creation projects, due to our household income relative to our daytime workforce. An investment in Livingston County under SSRP greatly helps promote geographic equity by supporting a needed and planned for use not within the traditional Metro Detroit or Ann Arbor region.	N/A	The purpose of the strategic site readiness program is to prepare sites where an end user has not been identified. This specific site meets that criteria. The Detroit Regional Partnership (DRP) and Ann Arbor SPARK have both supported this site as it has been designated as a significant potential industrial development site and used for site attraction purposes for Southeastern MI.
	(5) <i>In addition to the considerations under subsection (3), in determining whether to approve a grant, loan, or other economic assistance for a strategic site for which an end user has not been specifically identified, the fund shall consider and document, as reasonably determined by the fund board, at a minimum all of the following:</i>			
23	(a) The degree to which the proposed site demonstrates a high level of competitiveness for future development, considering and documenting all of the following:			
24	(i) Whether the proposed site is currently assembled.	Yes	No	Yes
25	(ii) Whether the proposed site is under site control.	Yes	No	Yes
26	(iii) Whether the proposed site is of a size, configuration, location and condition that makes the site substantially ready for marketing and competitive for development upon completion of the grant, loan, or other economic assistance proposed to be offered under this program and demonstrated matching contributions.	Yes	Yes	Yes
27	(b) Whether the proposed investment will result in the elimination of blight and the remediation of environmental contamination.	No	Yes	Yes
28	(c) The degree of local matching contributions.	\$2,000,000	\$11,350,000	\$0
29	(d) Whether the award will promote geographic equity in the distribution of funds between different areas of this state.	Yes	Yes	Yes
30	(e) Whether the eligible applicant has pursued all available cost-containment measures.	Yes	Yes	Yes

SSRP \$100M (PA194 of 2022) Grant Recommendations

Criteria		Award Recommendations
125.1088t Michigan Strategic Site Readiness Program		<i>Applicant</i>
		<u><i>Detroit Economic Growth Corporation</i></u>
	(3) <i>Before approving an application under this section, the fund shall consider and document, at a minimum, all of the following criteria to the extent reasonably applicable as reasonably determined by the fund board.</i>	
1	(3)(a) The importance of the project or the eligible activities to the community in which it is located	Undertaking the necessary site preparedness activities and the development of this site will strengthen Detroit’s competitiveness in the realm of mobility and advanced manufacturing, support the revitalization of City Airport, and ensure that Michigan remains competitive in terms of attracting manufacturing firms and its associated supply chains to locate within the state.
2	(3)(b) If the project will act as a catalyst for additional revitalization of the community in which it is located and this state	Yes, the project will have a catalytic impact on the redevelopment of the Coleman A. Young Municipal Airport. Redeveloping the property previously occupied by the runway for business use would significantly help the Airport move toward financial self-sufficiency, and become an economic driver for the neighborhood and City.
3	(3)(c) The amount of local community and financial support for the project	\$900,000
4	(3)(d) The amount of any other economic assistance or support provided by this state for the project	\$0
5	(3)(e) The amount of any other economic assistance or support provided by the federal government for this project including, but not limited to, federal appropriations or tax credits	\$0
6	(3)(f) The amount of any private funds or investments for the project including the applicant's own investments in the project	\$900,000
7	(3)(g) The applicant's financial need for a grant, loan, or other economic assistance under this program	\$17,000,000
8	(3)(h) The extent of reuse of vacant buildings, public or private, reuse of historic resources, and redevelopment of blighted property	The redevelopment of the Crosswind Runway represents an opportunity to transform a vacant land and obsolete structures into a viable manufacturing space that will result in bringing jobs and investment into Michigan. The development site includes 5 T-hangars (54 total units), all of which are in various states of obsolescence and disrepair.

Criteria		Award Recommendations
125.1088t Michigan Strategic Site Readiness Program		<i>Applicant</i>
		<i>Detroit Economic Growth Corporation</i>
9	(3)(i) Creation or retention of Qualified Jobs as a result of a technological shift in product or production at the project location and within this state	Consistent with a recent corporate attraction project for which the DET Crosswinds Runway site was a national finalist, the site demonstrates the capacity for up to 1,850 qualified new jobs.
10	(3)(j) Whether and how the project is financially and economically sound	Yes, the proposed project is both economically and financially sound
11	(3)(k) Whether and how the project converts abandoned public buildings to private use	No
12	(3)(l) Whether and how the project promotes sustainable development	Yes, redevelopment of the Site promotes sustainable development by repurposing an obsolete runway that is currently a drain on the resources of City Airport into a revenue generating asset for the Airport, while simultaneously creating jobs for Detroit and Michigan residents.
13	(3)(m) Whether and how the project involves the rehabilitation of a historic resource	No
14	(3)(n) Whether and how the project addresses areawide development	Yes, according to a DEGC analysis of the economic impact of an attraction project, 190 direct, indirect, and induced workers who would have moved into the City; 495 new residents of the City; 95 new students attending City of Detroit schools; 1,029 temporary construction workers supported at an average annual wage of \$61,921; and over \$200M of revenue for construction related businesses.
15	(3)(o) Whether and how the project addresses underserved markets of commerce	Yes, the DET Crosswinds Runway site is located in a "severely distressed census tract".
16	(3)(p) The level and extent of environmental contamination	Phase I identified recognized environmental conditions consistent with the site's historical use as an airport that warrant further investigation in a Phase II ESA.

Criteria		Award Recommendations
125.1088t Michigan Strategic Site Readiness Program		Applicant <i>Detroit Economic Growth Corporation</i>
17	(3)(q) Whether and how the project will compete with or affect existing Michigan businesses within the same industry	This project is anticipated to have a positive impact on helping Michigan continue to meet demand for industrial manufacturing sites. In short, the project should be additive to Michigan's manufacturing ecosystem and not competitive.
18	(3)(r) Whether and how the project's proximity to rail and utility will impact the performance of the project and maximize energy and logistics needs in the community in which it is located in this state	Should an end user require rail access, there is the potential to establish a rail spur into the property. DTE has estimated that it could provide initial electric service to the site of 2 MVAs within a six-month period.
19	(3)(s) The risk of obsolescence that the project, products and investments in the future	The overall risk of obsolescence of this project is negligible.
20	(3)(t) The overall return on investment to Michigan	Based on the net new jobs, the State of Michigan will realize \$72.5M in new income tax revenues over a 15-year period.
21	(3)(u) Whether the proposed strategic site or mega-strategic site is incorporated into the strategic plan of the political subdivision of this state	Yes, the redevelopment of the Site is part of the City of Detroit's Airport Layout Plan (ALP) approved by the FAA.
22	(3)(v) Any other additional criteria approved by the fund board that are specific to each individual project and are consistent with the purpose of the program	N/A
	(5) <i>In addition to the considerations under subsection (3), in determining whether to approve a grant, loan, or other economic assistance for a strategic site for which an end user has not been specifically identified, the fund shall consider and document, as reasonably determined by the fund board, at a minimum all of the following:</i>	
23	(a) The degree to which the proposed site demonstrates a high level of competitiveness for future development, considering and documenting all of the following:	
24	(i) Whether the proposed site is currently assembled.	Yes
25	(ii) Whether the proposed site is under site control.	Yes

Criteria		Award Recommendations
125.1088t Michigan Strategic Site Readiness Program		Applicant
		<u>Detroit Economic Growth Corporation</u>
26	(iii) Whether the proposed site is of a size, configuration, location and condition that makes the site substantially ready for marketing and competitive for development upon completion of the grant, loan, or other economic assistance proposed to be offered under this program and demonstrated matching contributions.	Yes
27	(b) Whether the proposed investment will result in the elimination of blight and the remediation of environmental contamination.	Yes
28	(c) The degree of local matching contributions.	\$900,000
29	(d) Whether the award will promote geographic equity in the distribution of funds between different areas of this state.	Yes
30	(e) Whether the eligible applicant has pursued all available cost-containment measures.	No

**MICHIGAN STRATEGIC FUND
RESOLUTION 2024-026**

**APPROVAL OF MICHIGAN STRATEGIC SITE READINESS PROGRAM GRANTS FOR
STRATEGIC SITES WHERE END-USER NOT IDENTIFIED**

WHEREAS, the Michigan Legislature enacted the Michigan Strategic Fund Act, MCL 125.2001 et. seq., (the “MSF Act”) to authorize the Michigan Strategic Fund (“MSF”) to provide incentives in the form of grants, loans, and other economic assistance for the development and improvement of Michigan’s economy;

WHEREAS, the Michigan Economic Development Corporation (“MEDC”) provides administrative services to the MSF;

WHEREAS, pursuant to Section 88t of the MSF Act, MCL 125.2088t, the MSF shall create and operate the Michigan strategic site readiness program to provide grants, loans, and other economic assistance for eligible applicants to conduct eligible activities for the purpose of creating investment-ready sites to attract and promote investment in this state for eligible activities on, or related to, strategic sites and mega-strategic sites (the “Strategic Site Readiness Program” or “SSRP”);

WHEREAS, on January 11, 2022, the MSF Board created the Strategic Site Readiness Program and approved the guidelines, which have been updated from time to time, for the implementation and operation of the Strategic Site Readiness Program (the “Strategic Site Readiness Program Guidelines”);

WHEREAS, pursuant to Public Act 194 of 2022 (“2023 Supplemental”), among other things, funds were appropriated to Strategic Outreach and Attraction Reserve (“SOAR”) Fund created by Public Act 137 of 2021;

WHEREAS, under Section 408 of the 2023 Supplemental, an aggregate of \$350 million is to be used for the Strategic Site Readiness Program (the “\$350 million 2023 SSRP Supplemental”), subject to the transfer of SOAR funds by the legislature;

WHEREAS, on June 28, 2023, the legislature approved the transfer of \$250 million of the \$350 million 2023 SSRP Supplemental to the MSF for the Strategic Site Readiness Program;

WHEREAS, under Section 408(3) of the \$350 million 2023 SSRP Supplemental, \$100 million is to be used for SSRP activities for strategic sites for which an end-user has not been identified, including as set forth under Section 88(t)(5), not less than \$75 million of which shall be allocated based on a site assessment and investment proposal pursuant to the SSRP (the “Site Readiness Strategy”);

WHEREAS, the eligible applicants set forth on the attached Exhibit A have each submitted applications seeking an SSRP grant pursuant to the Site Readiness Strategy for sites where an end-user has not been identified, as permitted under Section 408(3) of the \$350 million 2023 SSRP Supplemental, and in accordance with the Strategic Site Readiness Program and the Strategic Site Readiness Program Guidelines (the “Grant Requests”);

WHEREAS, the MEDC recommends the MSF approve the Grant Requests to the respective eligible applicants listed on Exhibit A, in the respective allocated amounts listed therein as prescribed by the Strategic Site Readiness Program Guidelines (“Grant Amounts”) and in accordance with the term sheet attached as Exhibit B (the “Term Sheet”); and

WHEREAS, the MSF Board wishes to approve the respective Grant Requests in the respective Grant Amounts listed on Exhibit A in accordance with the Term Sheet (“SSRP Strategic Awards”).

NOW THEREFORE, BE IT RESOLVED, the MSF Board approves the SSRP Strategic Awards;

BE IT FURTHER RESOLVED, the MSF Fund Manager is authorized to negotiate final terms and conditions of the SSRP Strategic Awards and to execute all documents necessary to effectuate the SSRP Strategic Awards.

Ayes: Britany L. Affolter-Caine, Susan Corbin, Wesley Eklund, Rachael Eubanks, Dimitrius Hutcherson, Michael B. Kapp (in lieu of Director Wieferich), Quentin L. Messer, Jr., Dan Meyering, Leon Richardson, Charles P. Rothstein, Susan Tellier, Cindy Warner

Nays: None

Recused: None

Lansing, Michigan
January 30, 2024

Exhibit A

Request for Approval of Multiple Strategic Site Readiness Program Awards

Brownfield Sites

MEDC Real Estate SSRP Recommendations (\$100M Allocation, no end-user identified, pursuant to PA194 of 2022) 1/17/2024					
	Prosperity Region	Applicant	Project Description	Site Size (Acres)	Recommended Grant Amount
1	1	City of Hancock Hancock Business & Technology Park	Development of a new industrial park in Hancock, MI will help expand and diversify the economy in the Houghton/Hancock area and fits with the strategic plan in Region 1. This project will complete necessary infrastructure improvements, increasing capacity in electric, gas and water at the site and will remove the last hurdle to the site opening for business later this year.	40	\$ 969,352
2	3	Oscoda-Wurtsmith Airport Authority Oscoda_Wurtsmith Airport Authority Small/Medium Hangar Infrastructure	This project will fund site due diligence, professional services and potential infrastructure or site improvements at the Oscoda-Wurtsmith Airport. The further development of Wurtsmith Airport is a top priority project for Region 3 and will provide significant economic opportunity in the form of high-paying specialized positions in an underserved area at a Brownfield site.	40	\$ 500,000
3	4	Muskegon Area First Muskegon Heights Industrial Parks- West & East	Land acquisition and site due diligence to create a 27-acre industrial park ready for development. A site of this size at this location is ripe for an investment in Muskegon and will have a meaningful impact on the community. This site is a part of the region's strategic plan and will assist in reducing the poverty level in an underserved community.	27	\$ 121,200
4	5	Bay Future, Inc. 3 Mile and Wilder Road	This project is for the extension of a sanitary sewer in the Wilder Road area of the township to allow for development of this site. The site is well situated along I-75 and will be well served by removing the risk of sewer infrastructure timing and costs for potential projects at the site. This project will bring good paying jobs to Bay County and fits with the Region 5 strategic plan.	200	\$ 4,161,500
5	6	Flint and Genesee Chamber Foundation Flint Commerce Center	Site preparation including removal of underground utilities, concrete slabs and foundations and updating the sewer system at the former Buick City site in Flint. This project is a major Brownfield site in the city of Flint with some initial interest, to many potential employers. This project will significantly improve the marketability of this site by mitigating some of the serious risks we have received as feedback from the potential users.	295	\$ 5,900,000
6	6	Shiawassee Economic Development Partnership Corunna - Parmenter Rd	Conduct site due diligence and a study of the local water system to demonstrate site conditions for potential users. This site is one of the top submitted sites in the state of Michigan due to its location and the fact that it is owned by the City of Corunna. The water study proposed will provide greater clarity around this site, as well as many other sites in the Mid-County area. The proposed due diligence will reduce risk for potential projects and make the site significantly more marketable.	145	\$ 435,000
7	7	Economic Development Corporation of the City of Lansing Lansing RACER Trust Plant 6 Site	Site preparation including removal of underground utilities, demolishing old structures, site due diligence and remediation plans for future use of the site. This site is a Brownfield site in Lansing and will very likely be one of the most impactful projects of all of the state's redevelopment. The site is regularly submitted for projects, but is limited by a number of risks from a site selector's perspective. This project will help us study those issues and make the site more marketable.	57	\$ 18,975,000
8	7	Lansing Economic Area Partnership Delhi College Road Site	This project is focused on improving the overall site readiness in conjunction with the local community. Proposed project includes site due diligence, land clearing and improvement, and extending the land options to secure the property. Site is well situated in the Lansing area with a supportive community and is submitted for numerous projects with significant interest from companies.	423	\$ 6,500,000

9	8	Southwest Michigan First Southwest Michigan Commerce Park	This request includes funding for public infrastructure, which will extend sewer lines deeper into Comstock and Pavilion Township. This Brownfield site represents an opportunity to develop significant jobs close to the Kalamazoo/Portage MSA and assist an underserved area in Southwest Michigan. The extension of water and sewer utilities will also mitigate risk for potential users and help make this site marketable to a wide variety of users as well as provide infrastructure for the surrounding community.	265	\$ 2,106,000
10	8	Market Van Buren Hartford Industrial Site	Conduct site due diligence to demonstrate site condition and remediate the issues. This site is one of the larger, more marketable sites in Southwest Michigan and appeals to numerous projects which will be transformational to both the state and local economy. The proposed due diligence would help mitigate risk at the site and help us understand the feasibility of various projects that may be interested.	792	\$ 467,250
11	9	City of Saline AICP - Lot 14	Conduct site due diligence to determine the true buildable acres on the site. This project represents an opportunity to begin the initial phases of potentially developing a new site in Saline, which is a market that is highly sought after within the Ann Arbor MSA.	9	\$ 15,350
12	9	Monroe County Business Alliance LAC Site	Conduct site due diligence and evaluation of utility infrastructure. This site is in an area of high demand due to adjacent energy infrastructure availability.	143	\$ 82,310
13	10	Detroit Region Aerotropolis 440 Acres in Van Buren Township (Ecorse and Belleville Roads)	Aerotropolis currently controls one of the largest available sites in SE Michigan through a land option agreement. Funding will allow for the purchase and engineering of the site for business attraction opportunities in an area of the state where sites are in great demand.	440	\$ 18,600,000
14	4	The Right Place Covenant Business Park	Install new sewer line from the City of Lowell's wastewater plant to the site. This infrastructure will also service residential and other uses along the path of the This site is one of the premier sites in west Michigan in terms of infrastructure, freeway access and community support for a project. Bringing infrastructure to this site is critical to the marketability of the site and the proposed deal structure includes 50% of total project costs coming from non-MEDC funds.	237	\$ 17,500,000
15	9	Ann Arbor SPARK Latson Innovation Interchange Technology & Industrial Park	Increase utility capacity to the site. This site is a highly marketed site in Genoa Twp which has drawn significant interest from the site selector community. Unfortunately the lack of utilities has created significant risk to potential users. This project will help mitigate those risks by improving access.	300	\$ 6,500,000
16	8	Cornerstone Alliance Benton Harbor Data and Tech Park; a partnership between Cornerstone Alliance (EDO) and Franklin Partners (Developer)	Project will improve site readiness by extending utilities, improving transportation infrastructure and studying and implementing drain relocation project. This site is the one of the largest sites in Berrien County's inventory and is regularly submitted for projects. One major point of feedback for this site is the time to get utilities to the site and this project will address that shortfall.	240	\$ 3,600,000
17	9	Ann Arbor SPARK Pleasant Valley Development	Conduct site due diligence and evaluate utilities to determine the cost for extending to the site. This site is in an excellent location near the I-96 and US-23 interchange and has strong potential as a development opportunity due to the abundance of infrastructure and labor force. Initial recommendation is to approve the use of funds for due diligence on the site to better understand the prevalence of wetlands and the feasibility of further development.	63	\$ 604,000
18	10	Detroit Brownfield Redevelopment Authority DET Crosswind Runway	Applicant to investigate site for potential development opportunity in the City of Detroit. Once an initial due diligence plan is completed, we will work with DEGC on next steps and need for additional funding.	84	\$ 510,000

Total **\$ 87,546,962**

Total Brownfield Sites 10 of 18 sites
% Brownfield Sites/Total 56%
Total Brownfield Awards \$39,283,450
% Brownfield \$/Total 45%

Strategic Site Readiness Program Grant

Pursuant to Public Act 194 of 2022 (\$100 Million Funding Allocation, End User Unknown)

Summary of Terms

This document summarizes the key terms and conditions of the potential Strategic Site Readiness Program (“SSRP”) Awards to those applicants detailed on Exhibit A to the Resolution (each individually, an “Applicant”), attached hereto, for activities on and related to strategic sites for which an end-user has not been identified.

SSRP Award. Award amount and project scope varies by Applicant as detailed on Exhibit A to the Resolution.

Term of the Agreement. The specific term of each agreement will vary by Applicant depending on the award amount and project scope as detailed on Exhibit A to the Resolution, over a period of no more than five years, which may be extended at the sole discretion of the MSF Board.

Disbursement of Grant Funds. The disbursement of grant funds will be performance-based and occur in two or more disbursements, not to exceed the respective award amount and ~~is~~ based on the respective project scope as detailed on Exhibit A to the Resolution and, except as to the initial disbursement, only after the Applicant has expended or obligated at least seventy percent (70%) of the grant funds disbursed under the immediately preceding disbursement request. The specific disbursement requirements for each Applicant are detailed in Addendum A to this Summary of Term.

Final Report. Each Applicant shall submit a final report no later than six months prior to the end of the term. Each final report shall include the following:

- A final report in the form determined by the MEDC;
- A spreadsheet describing and itemizing the actual expenditure of grant disbursements for all Eligible Activities completed during the Term. The spreadsheet shall include the corresponding reference category of the budget, identify the name of actual vendor or recipient of each expenditure, and be accompanied by supporting documentation;
- Copies of written agreements not previously provided between the Applicant and any sub-grantee engaged to perform the Eligible Activities;
- Demonstrated verification that 100 percent of the funds disbursed have been expended for Eligible Activities or, if less than 100 percent of the funds disbursed have been expended, the amount of grant funds remaining; and
- If applicable, payment of the balance of unexpended grant funds.

Eligible Activities. The activities to be undertaken will vary by Applicant, but shall include one or more of the following undertaken after January 30, 2024 on and related to strategic sites for which an end-user has not been identified: (i) land acquisition and assembly; (ii) site preparation and improvement; (iii) infrastructure improvements that directly benefit the site, including, but not limited to, transportation infrastructure, water and wastewater infrastructure, and utilities necessary to service the site; (iv) any demolition, construction, alteration, rehabilitation, or improvement of buildings on the site; (v) environmental remediation; and (vi) architectural, engineering, surveying, and similar professional fees. Each Applicant will develop a detailed budget that includes budget categories for the Eligible Activities to be completed.

Administrative Fees. A portion of the SSRP Award may be used by the Applicant for costs and expenses incurred in administering the SSRP. Administrative fees are limited according to the following sliding scale:

Award Amount	Administrative Fee (%)
Up to \$2,000,000	5%
\$2,000,001-\$5,000,000	4%
\$5,000,001 or more	3%

Security Interest. Each Applicant will grant a security interest to the extent of the grant in favor of the MSF as required by Section 88(t)(4)(d) of the MSF Act, MCL 125.2088t(4)(d). MSF security interests may include an interest in a designated bank account into which the grant funds will be disbursed, security in real and/or personal property such as a mortgage, right of first offer, reverter rights, equipment, intangibles, inventory or other such personal property interests. Such security interests will be used to secure repayment, as applicable, of any amounts owed to the MSF under the written grant agreement.

Suspension of Disbursements. The MSF may immediately suspend making disbursements of any SSRP Award upon the occurrence of: (i) an event resulting in a Repayment Amount, (ii) an event of default, which shall be defined in the grant agreement, but shall include, without limitation, material noncompliance with the terms of the grant agreement, (iii) default in any other agreement with the State of Michigan or (iv) the occurrence of an event which, with the giving notice or the passage of time, or both, would constitute an event of default.

Clawback Provisions. Each Applicant will be required to repay all or a portion of the grant disbursements made under the SSRP Award upon the occurrence of one or more of the following events (each resulting in a “Repayment Amount”), and repayment is subject to the highest applicable Repayment Amount if one or more of the same circumstances give rise to such events. The Applicant and the MSF agree to collaborate on any defaults by third parties under any of the Applicant’s contracts for the Project for the purpose of recovery of SSRP Award funds and such may include assignments in favor of the MSF. All Repayment Amounts must be paid within 90 days of written notification by the MSF. Any Repayment Amount not paid within 90 days is subject to a penalty of 1% per month, prorated on a daily basis:

- **Bankruptcy or Insolvency.** If the Applicant files for bankruptcy or otherwise becomes insolvent on or before the end of the Term, with any such proceedings against the Applicant not being set aside within sixty (60) calendar days from the date of institution thereof and results in the material reduction to the Applicant’s operations for the Project, it may be required to repay 100% of grant disbursements made under the SSRP Award. The MSF would be entitled to foreclose on any security interest and, in the case of bankruptcy, submit a proof of claim in any such bankruptcy proceedings and seek recovery of the SSRP Award.
- **Material Misrepresentation.** If the Applicant makes a material misrepresentation under the grant agreement, any required submissions thereunder, or any reimbursement request to the MSF on or before the end of the Term it will be required to repay 100% of grant disbursements made under the SSRP Award.
- **Misuse of Funds.** If the Applicant uses the SSRP Award for a prohibited purpose during the Term it will be required to repay 100% of grant disbursements made under the SSRP Award.
- **Material Failure to Comply.** If the Applicant fails to materially comply with its obligations under the grant agreement, including the failure submit materials required under the (i) disbursement requests, (ii) annual progress reports, or (iii) annual compliance certificates

Exhibit B

under the grant agreement, it may be required to repay up to 100% of grant disbursements made under the SSRP Award.

- **Project Funds Account Balance.** In the event that an Applicant has possession or control of any remaining grant funds upon the earlier of: (i) Applicant's submission of its final report or (ii) the end of the Term, Applicant shall immediately pay the MSF the balance of such funds.

Additional State Required Terms:

- **Amendments.** As required under Section 88t(8) of the MSF Act, MCL 125.2088t(8) ("Section 88t"), the MSF will provide written notice to the Legislature of any requests to modify the fully executed written grant agreement and will otherwise comply with requirements of Section 88t prior to taking any action on such amendment request.
- **Annual Compliance Certificate.** During the Term, the Applicant will be required to sign and submit an annual compliance certificate certifying that the Applicant is in compliance with the terms and conditions of the grant agreement.
- **Annual Progress Report.** During the Term, the Applicant will be required to submit annual progress reports. This information will be transmitted by the MSF to the Legislature as required under Section 9 of the MSF Act, MCL 125.2009.
- **Access to Records & Audit Rights.** During the Term, and for a period of three years after the expiration of the Term, and upon reasonable advance notice, the Applicant is required to permit the MSF, MEDC, the Office of the Auditor General, the Department of Technology, Management and Budget, and the MSF Chief Compliance Officer to visit the Applicant, and any other location where books and records of the Applicant are normally kept, to inspect the books and records, including financial records and all other information and data relevant to the terms of the grant, all at times and locations mutually agreed upon by the parties.
- **Other provisions.** The grant agreement will include standard representations, covenants, and other provisions required by the MSF, including without limitation, non-discrimination and unfair labor practices, termination of funding, any other requirements of the SSRP Guidelines, as approved by the MSF, and any requirements of the Michigan Strategic Fund Act, including without limitation, cross default, and any other provisions of Section 88t.

Attachment A to SSRP Grant Summary of Terms

Disbursement of Grant Funds

Award	Applicant/Grantee	Requirements for Disbursements		
		1 st Disbursement	2 nd Disbursement	Subsequent Disbursements
1	City of Hancock	Applicant’s detailed project budget with benchmarks to be completed, including decision points for MEDC and Applicant to jointly decide if project appears feasible for advancing to next stage and funding disbursement. Permitted activities may include site due diligence studies, land control or acquisition, professional service contracts, engineering work, other pre-development activities contemplated under this agreement or other Eligible Activities as defined in this Summary of Terms; a narrative describing the activities to be completed with the grant disbursement.	Updated estimated project budget to actual, identifying the name of vendors or recipient of each expenditure under the previous disbursement and supporting documentation; proposed use of 2 nd disbursement request and available agreements; narrative describing the activities to be completed with the grant disbursement. Permitted activities as detailed under disbursement 1.	If applicable, updated estimated project budget to actual, identifying the name of vendors or recipient of each expenditure under the previous disbursement and supporting documentation; proposed use of subsequent disbursement request and available agreements; narrative describing the activities to be completed with the grant disbursement. Permitted activities as detailed under disbursement 1.
2	Oscoda-Wurtsmith Airport Authority	Applicant’s detailed project budget with benchmarks to be completed, including decision points for MEDC and Applicant to jointly decide if project appears feasible for advancing to next stage and funding disbursement. Permitted activities may include site due diligence studies, professional service contracts, engineering work, other pre-development activities contemplated under this agreement or other Eligible Activities as defined in this Summary of Terms; a narrative describing the activities to be completed with the grant disbursement.	Updated estimated project budget to actual, identifying the name of vendors or recipient of each expenditure under the previous disbursement and supporting documentation; proposed use of 2 nd disbursement request and available agreements; narrative describing the activities to be completed with the grant disbursement. Permitted activities as detailed under disbursement 1.	If applicable, updated estimated project budget to actual, identifying the name of vendors or recipient of each expenditure under the previous disbursement and supporting documentation; proposed use of subsequent disbursement request and available agreements; narrative describing the activities to be completed with the grant disbursement. Permitted activities as detailed under disbursement 1.
3	Muskegon Area First	Applicant’s detailed project budget with benchmarks to be completed, including decision points for MEDC and Applicant to jointly decide if project appears feasible for advancing to next stage and funding disbursement. Permitted activities may include site due diligence studies, land control or acquisition, professional service contracts, engineering work, other pre-development activities contemplated under	Updated estimated project budget to actual, identifying the name of vendors or recipient of each expenditure under the previous disbursement and supporting documentation; proposed use of 2 nd disbursement request and available agreements; narrative describing the activities to be completed with the grant disbursement. Permitted activities as detailed under disbursement 1.	If applicable, updated estimated project budget to actual, identifying the name of vendors or recipient of each expenditure under the previous disbursement and supporting documentation; proposed use of subsequent disbursement request and available agreements; narrative describing the activities to be completed with the grant disbursement. Permitted activities as detailed under disbursement 1.

Attachment A to SSRP Grant Summary of Terms

Disbursement of Grant Funds

		this agreement or other Eligible Activities as defined in this Summary of Terms; a narrative describing the activities to be completed with the grant disbursement.		
4	Bay Future	Applicant’s detailed project budget with benchmarks to be completed, including decision points for MEDC and Applicant to jointly decide if project appears feasible for advancing to next stage and funding disbursement. Permitted activities may include site due diligence studies, land control or acquisition, professional service contracts, engineering work, other pre-development activities contemplated under this agreement or other Eligible Activities as defined in this Summary of Terms; a narrative describing the activities to be completed with the grant disbursement.	Updated estimated project budget to actual, identifying the name of vendors or recipient of each expenditure under the previous disbursement and supporting documentation; proposed use of 2 nd disbursement request and available agreements; narrative describing the activities to be completed with the grant disbursement. Permitted activities as detailed under disbursement 1.	If applicable, updated estimated project budget to actual, identifying the name of vendors or recipient of each expenditure under the previous disbursement and supporting documentation; proposed use of subsequent disbursement request and available agreements; narrative describing the activities to be completed with the grant disbursement. Permitted activities as detailed under disbursement 1.
5	Flint Genesee Economic Alliance	Applicant’s detailed project budget to perform site preparation activities contemplated under the grant agreement including, but not limited to, removal of underground utilities, concrete slabs and foundations and updating the sewer system; professional services, other related costs required to perform the work or other Eligible Activities as defined in this Summary of Terms; a narrative describing the work to be performed.	Updated estimated project budget to actual, identifying the name of vendors or recipient of each expenditure under the previous disbursement and supporting documentation; proposed use of 2 nd disbursement request and available agreements; narrative describing the activities to be completed with the grant disbursement. Permitted activities as detailed under disbursement 1.	If applicable, updated estimated project budget to actual, identifying the name of vendors or recipient of each expenditure under the previous disbursement and supporting documentation; proposed use of disbursement request and available agreements; narrative describing the activities to be completed with the grant disbursement. Permitted activities as detailed under disbursement 1.
6	Shiawasee Economic Development Partnership	Applicant’s detailed project budget with benchmarks to be completed, including decision points for MEDC and Applicant to jointly decide if project appears feasible for advancing to next stage and funding disbursement. Permitted activities may include water or other utility related studies, site due diligence studies, land control or acquisition, professional service contracts, engineering work, other pre-development activities contemplated under this agreement or other Eligible Activities as defined in this Summary of Terms; a	Updated estimated project budget to actual, identifying the name of vendors or recipient of each expenditure under the previous disbursement and supporting documentation; proposed use of 2 nd disbursement request and available agreements; narrative describing the activities to be completed with the grant disbursement. Permitted activities as detailed under disbursement 1.	If applicable, updated estimated project budget to actual, identifying the name of vendors or recipient of each expenditure under the previous disbursement and supporting documentation; proposed use of subsequent disbursement request and available agreements; narrative describing the activities to be completed with the grant disbursement. Permitted activities as detailed under disbursement 1.

Attachment A to SSRP Grant Summary of Terms

Disbursement of Grant Funds

		narrative describing the activities to be completed with the grant disbursement.		
7	City of Lansing	Applicant’s detailed project budget with benchmarks to be completed, including decision points for MEDC and Applicant to jointly decide if project appears feasible for advancing to next stage and funding disbursement. Permitted activities may include site preparation and improvement, utility improvements, transportation infrastructure improvements, demolition of obsolete structures, environmental remediation, professional service contracts, engineering work, other pre-development activities contemplated under this agreement or other Eligible Activities as defined in this Summary of Terms; a narrative describing the activities to be completed with the grant disbursement.	Updated estimated project budget to actual, identifying the name of vendors or recipient of each expenditure under the previous disbursement and supporting documentation; proposed use of 2 nd disbursement request and available agreements; narrative describing the activities to be completed with the grant disbursement. Permitted activities as detailed under disbursement 1.	If applicable, updated estimated project budget to actual, identifying the name of vendors or recipient of each expenditure under the previous disbursement and supporting documentation; proposed use of subsequent disbursement request and available agreements; narrative describing the activities to be completed with the grant disbursement. Permitted activities as detailed under disbursement 1.
8	Lansing Economic Area Partnership	Applicant’s detailed project budget to perform activities contemplated under this agreement including site clearing and improvements, site due diligence studies, professional services, site control and acquisition, other pre-purchase/development activities or other Eligible Activities as defined in this Summary of Terms; narrative describing the activities to be completed with the grant disbursement.	Updated estimated project budget to actual, identifying the name of vendors or recipient of each expenditure under the previous disbursement and supporting documentation; proposed use of 2 nd disbursement request and available agreements; narrative describing the activities to be completed with the grant disbursement. Permitted activities as detailed under disbursement 1.	If applicable, updated estimated project budget to actual, identifying the name of vendors or recipient of each expenditure under the previous disbursement and supporting documentation; proposed use of disbursement request and available agreements; narrative describing the activities to be completed with the grant disbursement. Permitted activities as detailed under disbursement 1.
9	Southwest Michigan First	Applicant’s detailed project budget with benchmarks to be completed, including decision points for MEDC and Applicant to jointly decide if project appears feasible for advancing to next stage and funding disbursement. Permitted activities may include installation of new, or expansion of existing, utility infrastructure, site due diligence studies, land control or acquisition, professional service contracts, engineering work, other pre-development activities contemplated under this agreement or other Eligible Activities as	Updated estimated project budget to actual, identifying the name of vendors or recipient of each expenditure under the previous disbursement and supporting documentation; proposed use of 2 nd disbursement request and available agreements; narrative describing the activities to be completed with the grant disbursement. Permitted activities as detailed under disbursement 1.	If applicable, updated estimated project budget to actual, identifying the name of vendors or recipient of each expenditure under the previous disbursement and supporting documentation; proposed use of subsequent disbursement request and available agreements; narrative describing the activities to be completed with the grant disbursement. Permitted activities as detailed under disbursement 1.

Attachment A to SSRP Grant Summary of Terms

Disbursement of Grant Funds

		defined in this Summary of Terms; a narrative describing the activities to be completed with the grant disbursement.		
10	Market Van Buren	Applicant's detailed project budget with benchmarks to be completed, including decision points for MEDC and Applicant to jointly decide if project appears feasible for advancing to next stage and funding disbursement. Permitted activities may include site due diligence studies, professional service contracts, engineering work, other pre-development activities contemplated under this agreement or other Eligible Activities as defined in this Summary of Terms; a narrative describing the activities to be completed with the grant disbursement.	Updated estimated project budget to actual, identifying the name of vendors or recipient of each expenditure under the previous disbursement and supporting documentation; proposed use of 2 nd disbursement request and available agreements; narrative describing the activities to be completed with the grant disbursement. Permitted activities as detailed under disbursement 1.	If applicable, updated estimated project budget to actual, identifying the name of vendors or recipient of each expenditure under the previous disbursement and supporting documentation; proposed use of subsequent disbursement request and available agreements; narrative describing the activities to be completed with the grant disbursement. Permitted activities as detailed under disbursement 1.
11	City of Saline	Applicant's detailed project budget with benchmarks to be completed, including decision points for MEDC and Applicant to jointly decide if project appears feasible for advancing to next stage and funding disbursement. Permitted activities may include site due diligence studies, professional service contracts, engineering work, other pre-development activities contemplated under this agreement or other Eligible Activities as defined in this Summary of Terms; a narrative describing the activities to be completed with the grant disbursement.	Updated estimated project budget to actual, identifying the name of vendors or recipient of each expenditure under the previous disbursement and supporting documentation; proposed use of 2 nd disbursement request and available agreements; narrative describing the activities to be completed with the grant disbursement. Permitted activities as detailed under disbursement 1.	If applicable, updated estimated project budget to actual, identifying the name of vendors or recipient of each expenditure under the previous disbursement and supporting documentation; proposed use of subsequent disbursement request and available agreements; narrative describing the activities to be completed with the grant disbursement. Permitted activities as detailed under disbursement 1.
12	Monroe County Business Alliance	Applicant's detailed project budget with benchmarks to be completed, including decision points for MEDC and Applicant to jointly decide if project appears feasible for advancing to next stage and funding disbursement. Permitted activities may include site due diligence studies, professional service contracts, engineering work, other pre-development activities contemplated under this agreement or other Eligible Activities as defined in this Summary of Terms; a narrative describing the activities	Updated estimated project budget to actual, identifying the name of vendors or recipient of each expenditure under the previous disbursement and supporting documentation; proposed use of 2 nd disbursement request and available agreements; narrative describing the activities to be completed with the grant disbursement. Permitted activities as detailed under disbursement 1.	If applicable, updated estimated project budget to actual, identifying the name of vendors or recipient of each expenditure under the previous disbursement and supporting documentation; proposed use of subsequent disbursement request and available agreements; narrative describing the activities to be completed with the grant disbursement. Permitted activities as detailed under disbursement 1.

Attachment A to SSRP Grant Summary of Terms

Disbursement of Grant Funds

		to be completed with the grant disbursement.		
13	Detroit Aerotropolis	Applicant’s detailed project budget for activities contemplated under this agreement including site due diligence and acquisition, with schedule; copies of purchase agreement and any due diligence, other professional service contracts agreement or other Eligible Activities as defined in this Summary of Terms; narrative describing the activities to be completed by the disbursement	Updated estimated project budget to actual, identifying the name of vendors or recipient of each expenditure and supporting documentation for the previous disbursement; balance needed to close on property purchase when due diligence is satisfied and closing is planned, or funds needed to perform additional studies not previously contemplated; narrative describing the activities to be completed under the disbursement	If applicable, updated estimated project budget to actual, identifying the name of vendors or recipient of each expenditure and supporting document for the previous disbursement; balance needed to purchase property and satisfy outstanding due diligence or other professional service contracts not included in the property closing statement; narrative describing the activities to be contemplated under the disbursement.
14	The Right Place	Applicant’s detailed project budget with benchmarks to be completed, including decision points for MEDC and Applicant to jointly decide if project appears feasible for advancing to next stage and funding disbursement. Permitted activities may include site due diligence studies, right-of-way control or acquisition, professional service contracts, engineering work, other pre-development activities contemplated under this agreement or other Eligible Activities as defined in this Summary of Terms; a narrative describing the activities to be completed with the grant disbursement.	Updated estimated project budget to actual, identifying the name of vendors or recipient of each expenditure under the previous disbursement and supporting documentation; proposed use of 2 nd disbursement request and available agreements; narrative describing the activities to be completed with the grant disbursement. Permitted activities as detailed under disbursement 1.	If applicable, updated estimated project budget to actual, identifying the name of vendors or recipient of each expenditure under the previous disbursement and supporting documentation; proposed use of subsequent disbursement request and available agreements; narrative describing the activities to be completed with the grant disbursement. Permitted activities as detailed under disbursement 1.
15	Ann Arbor SPARK (Latson)	Applicant’s detailed project budget with benchmarks to be completed, including decision points for MEDC and Applicant to jointly decide if project appears feasible for advancing to next stage and funding disbursement. Permitted activities may include installation, of new or expansion of existing, utility infrastructure, site due diligence studies, right-of-way land control or acquisition, professional service contracts, engineering work, other pre-development activities contemplated under this agreement or other Eligible Activities as defined in this Summary of Terms; a narrative describing the activities to be completed with the grant disbursement.	Updated estimated project budget to actual, identifying the name of vendors or recipient of each expenditure under the previous disbursement and supporting documentation; proposed use of 2 nd disbursement request and available agreements; narrative describing the activities to be completed with the grant disbursement. Permitted activities as detailed under disbursement 1.	If applicable, updated estimated project budget to actual, identifying the name of vendors or recipient of each expenditure under the previous disbursement and supporting documentation; proposed use of subsequent disbursement request and available agreements; narrative describing the activities to be completed with the grant disbursement. Permitted activities as detailed under disbursement 1.

Attachment A to SSRP Grant Summary of Terms

Disbursement of Grant Funds

16	Cornerstone Alliance	Applicant’s detailed project budget with benchmarks to be completed, including decision points for MEDC and Applicant to jointly decide if project appears feasible for advancing to next stage and funding disbursement. Permitted activities may include site due diligence studies, site preparation and grading, transportation infrastructure improvements, land control or acquisition, professional service contracts, engineering work, other pre-development activities contemplated under this agreement or other Eligible Activities as defined in this Summary of Terms; a narrative describing the activities to be completed with the grant disbursement.	Updated estimated project budget to actual, identifying the name of vendors or recipient of each expenditure under the previous disbursement and supporting documentation; proposed use of 2 nd disbursement request and available agreements; narrative describing the activities to be completed with the grant disbursement. Permitted activities as detailed under disbursement 1.	If applicable, updated estimated project budget to actual, identifying the name of vendors or recipient of each expenditure under the previous disbursement and supporting documentation; proposed use of subsequent disbursement request and available agreements; narrative describing the activities to be completed with the grant disbursement. Permitted activities as detailed under disbursement 1.
17	Ann Arbor SPARK (Pleasant Valley)	Applicant’s detailed project budget with benchmarks to be completed, including decision points for MEDC and Applicant to jointly decide if project appears feasible for advancing to next stage and funding disbursement. Permitted activities may include site due diligence studies, professional service contracts, engineering work, other pre-development activities contemplated under this agreement or other Eligible Activities as defined in this Summary of Terms; a narrative describing the activities to be completed with the grant disbursement.	Updated estimated project budget to actual, identifying the name of vendors or recipient of each expenditure under the previous disbursement and supporting documentation; proposed use of 2 nd disbursement request and available agreements; narrative describing the activities to be completed with the grant disbursement. Permitted activities as detailed under disbursement 1.	If applicable, updated estimated project budget to actual, identifying the name of vendors or recipient of each expenditure under the previous disbursement and supporting documentation; proposed use of subsequent disbursement request and available agreements; narrative describing the activities to be completed with the grant disbursement. Permitted activities as detailed under disbursement 1.
18	Detroit Economic Growth Corporation	Applicant’s detailed project budget with benchmarks to be completed, including decision points for MEDC and Applicant to jointly decide if project appears feasible for advancing to next stage and funding disbursement. Permitted activities may include site due diligence studies, professional service contracts, engineering work, other pre-development activities contemplated under this agreement or other Eligible Activities as defined in this Summary of Terms; a narrative describing the activities	Updated estimated project budget to actual, identifying the name of vendors or recipient of each expenditure under the previous disbursement and supporting documentation; proposed use of 2 nd disbursement request and available agreements; narrative describing the activities to be completed with the grant disbursement. Permitted activities as detailed under disbursement 1.	If applicable, updated estimated project budget to actual, identifying the name of vendors or recipient of each expenditure under the previous disbursement and supporting documentation; proposed use of subsequent disbursement request and available agreements; narrative describing the activities to be completed with the grant disbursement. Permitted activities as detailed under disbursement 1.

Attachment A to SSRP Grant Summary of Terms

Disbursement of Grant Funds

		to be completed with the grant disbursement.		
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STATE OF MICHIGAN
DEPARTMENT OF TRANSPORTATION
LANSING

GRETCHEN WHITMER
GOVERNOR

BRADLEY C. WIEFERICH, P.E.
ACTING DIRECTOR

January 3, 2023

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, appearing to read "Bradley C. Wieferich".

Bradley C. Wieferich, P.E.
Acting Director

cc: M. Kapp
Executive File



MEMORANDUM

Date: January 30, 2024

To: Michigan Strategic Fund (“MSF”) Board Members

From: Vicki Schwab, Managing Director, Regional Prosperity
Erik Wilford, Strategic Project Advisor

Subject: Grant Request
Strategic Site Readiness Program (“SSRP”)
Copperwood Resources Inc. (“Company” or “Applicant”)

Request Summary

- This is a request from the Applicant for a \$50,000,000 SSRP Grant, as outlined in the attached Term Sheet (“SSRP Request”).
- This project involves the creation of up to 380 Qualified Jobs and a capital investment of up to \$425,000,000 in the Wakefield and Ironwood Townships, Gogebic County.

Background

On December 20, 2021, Governor Gretchen Whitmer, in collaboration with the Legislature, labor leaders, economic development agencies and various business groups, signed a package of economic incentives that will allow Michigan to compete for, and win, transformational projects like this investment by Copperwood Resources Inc. that will bring long-term economic opportunity and security in the mining industry.

Today’s request will enable up to \$425,000,000 investment in Michigan by Copperwood Resources Inc. creating up to 380 new jobs in the state.

Project Description

The Copperwood Mine (Copperwood) is a 100% owned asset of the Company located in Wakefield and Ironwood Townships, Gogebic County and a fully permitted greenfield copper mine for construction and operation. Copperwood has a non-acid generating copper ore body with a predicted life of approximately 11 years. Copper was recently added as a critical mineral by the Department of Energy and is 100% recyclable.

The Company is considering site preparations and construction to open the mine. The Company plans to employ 300 people through the course of construction and create approximately 380 long-term jobs for the full duration of production paying wages in the range of \$80,000 to \$120,000 depending on skills and positions. Construction of the mine is slated to begin in 2024, with an expected start of production in 2026. The development of the mine facilities will consist of approximately 505 acres, less than a square mile, for the process plant, ore stockpile area, support facilities, and tailings disposal facility.

Copperwood will produce roughly 675 million pounds of copper in concentrate form over its 11-year mine life, enough copper to support the production of more than 3,750,000 electric vehicles. The copper will be extracted using a method called room-and-pillar mining. In this method, a horizontal plane is created across the deposit. The ore is extracted, leaving pillars of unexcavated material to support the roof. The size and spacing of the rooms and pillars are determined by the strength of the rock. Once conveyed to the surface,

the ore is moved by conveyors to an on-site processing facility, where it will be milled and separated into fine copper concentrates. The concentrates will then be sent to an off-site plant for further refinement.

The project will not use water from Lake Superior, inland lakes, or streams. The water required to start operations will be captured from natural precipitation and stored on-site. During operations, the project will use water groundwater flowing into the mine and precipitation. Any surplus water that the operation cannot use will be treated to strict water quality standards and discharged to a nearby stream. Continuous monitoring ensures this water is maintained to targeted water quality standards.

Tailings are finely ground mineral waste produced from the milling process. The tailings from Copperwood will be pumped in a slurry form to a Tailings Disposal Facility (TDF). Water collected in the TDF will be returned to the mill or stored for future use. Excess water is treated to rigorous standards before discharging to the environment. The Michigan Department of Environment, Great Lakes and Energy must approve the final design plans before any TDF construction can occur. At closure, the TDF will remain on site permanently. The closure includes managing and treating the water from the facility until essentially no more drainage is present. The facility will be covered and revegetated with native plants. The process leaves the facility looking similar to the surrounding landscapes.

The Company is designing the mine with closure in mind. Environmental monitoring will be continuous throughout the mine's construction, operation, closure, and reclamation. Once mining activities are complete, the project site will be closed. They will remove infrastructure and the disturbed areas will be re-graded and revegetated, returning the site to a natural state. Before the State of Michigan allows mining to begin, the Company must set funds aside for reclamation activities, which will be held by Michigan's regulatory bodies until reclamation is complete. The project will leave behind over 13,000 lineal feet of streams and over 730 acres of wetlands preserved in conservation easements for perpetuity and a revegetated site available for re-use. The ecology of these conservation areas will remain protected long after the mine has stopped operating.

The Company is considering Wakefield and Ironwood Townships for the project and anticipates the project will result in capital investment of up to \$425,000,000. The project will also result in the creation of up to 380 new jobs paying wages range of \$80,000 to \$120,000 depending on skills and positions.

Applicant History

Highland Copper Company Inc. is a Canadian copper development company founded in 2006 with headquarters in Brossard, Quebec. The Company is focused on advancing sediment-hosted copper projects in the Copper Range District of the Western Upper Peninsula.

The background review process was completed in accordance with the MSF Background Review Policy on September 14, 2023 and the project may proceed for MSF consideration.

Demonstrated Need

In order to secure the project, the SSRP Request is imperative. The Company has identified \$145,000,000 in infrastructure costs for improvements that directly benefit the site, including but not limited to, transportation/roads; infrastructure, water and wastewater infrastructure, water quality analysis (groundwater) and utilities necessary to service the site. If the project is not supported, it will not move forward.

The Company will utilize an asset utilization and reutilization program where newly built infrastructure can benefit the community during operation and long-term. Reconstruction of County Road 519 to an all-season

Class A road will improve access to the Porcupine Wilderness State Park and allow year-round access if the state desires winter access. This will also provide increased access for the forest products industry, which is another contributor to the regional economy. Installation of communications towers erected to serve mine operations can carry private and public cellular and broadband systems which the company will make readily available. Upgrades to electrical infrastructure will improve energy reliability and provide greater capacity, a long-term benefit for the community during and after operations.

Request

In order to secure the project, the Applicant is requesting a \$50,000,000 SSRP performance-based grant. The SSRP Request will help address the significant site improvement costs associated with the project. The project will transform one of Michigan's most depressed local economies located in a rural and geographically disadvantaged area in the Upper Peninsula. According to the 2020 census, Gogebic County population is 14,377 and where the largest absolute population loss (2,047) occurred. The Median Age is 49 with a Median Household Income of \$38,839. According to an economic impact study, the operation is projected to provide over \$15,000,000 a year in local, county, state and federal revenue and increase business spending across the state by over \$130,000,000 annually.

Since 2012, the leadership at Highland Copper has been conducting regular meetings with community leaders to keep them informed of progress. Since 2021, the cadence of these meetings has been steadily increasing in order to keep stakeholders informed of project developments. For over ten years, these meetings have been positive, and the community has met with great support and excitement. Family-sustaining jobs are a critical element of the economic comeback and mining is a key and traditional industry in the Western Upper Peninsula.

The project supports a vision for Michigan to be the leader and sole source of "Mining to Mobility." Copper is essential for renewable energy and electric vehicles. It is used in wind turbines and solar panels, as well as in the batteries and wiring of electric vehicles. As the world moves towards cleaner energy sources, the demand for copper is expected to continue to grow.

Recommendation

MEDC Staff recommends approval of the SSRP Request, as outlined in the attached resolution.

The project aligns with the MEDC's strategic focus areas to **attract, retain and support businesses** and **foster high-wage skills growth**. The proposed project will impact the regions around Gogebic County with near term job growth and significant investment by the Company. In total, the project would result in the creation of up to 380 new jobs and a capital investment of up to \$425,000,000 in Gogebic County.

Appendix A addresses programmatic considerations.

Funding

The SSRP Request will be funded through the SOAR Fund, with initial funding currently appropriated at \$1 billion. Upon MSF approval of the recommendation for the SSRP Request, the process for legislative transfer of actual funds through the SOAR Fund will be initiated to the MSF to implement funding these incentives.

APPENDIX A – SSRP Programmatic Considerations

Key Statutory Criteria

Per section 88t of the MSF Act, to the extent reasonably applicable as reasonably determined by the MSF board to the type of project proposed, the MSF shall consider and document at least all of the following criteria for all SSRP awards before entering into a written agreement:

- **The importance of the project or Eligible Activities to the community in which is located and Michigan;**

The proposed project will impact the regions around Gogebic County with immediate job growth and significant investment by a large employer. The project would result in the creation of up to 380 new jobs and a capital investment of up to \$425 million in Gogebic County.

- **If the project will act as a catalyst for additional revitalization of the community where it is located and Michigan;**

The rural community is located in a Geographically Disadvantaged Area which has experienced economic and population decline. The project will result in significant job creation and capital investment revitalizing a blighted community. It is expected to generate an average of over \$15,000,000 a year in local, county, state, and federal revenue on an annual basis and create direct and indirect jobs. Once in production, a mining severance tax will be assessed that funds the Michigan Department of Agriculture and Rural Development's Rural Development Fund program that provides grant opportunities for projects benefiting rural communities.

- **The amount of local community and financial support for the project;**

Designated as a regional priority, the regional economic development partner InvestUP has invested significant time and resources supporting the project. Additional resolutions and letters of support have been received and are included in the MSF packet.

- **The amount of any other economic assistance or support provided by Michigan for the project;**

Additional incentive support includes requested approval of a \$5,000,000 Michigan Department of Transportation (MDOT) Transportation Economic Development Fund grant.

- **The amount of any other economic assistance or support provided by the federal government for the project, including without limitation, federal appropriations or tax credits;**

Not applicable

- **The amount of any private funds or investments for the project, including the Eligible Applicant's own investments in the project;**

Private capital investment is estimated to reach \$425,000,000 and will support new construction, machinery and equipment and other personal property.

- **The Eligible Applicant's financial need for a grant, loan, or other economic assistance under the SSRP;**

In order to begin operations at the mine, the Company has identified investment required of \$425,000,000 which include \$145,000,000 million in site preparation and infrastructure costs. The grant request will assist in making the project economically viable. Incentive assistance will assist to offset the public infrastructure costs associated with the project.

- **The extent of reuse of vacant buildings, public or private, reuse of historic resources and redevelopment of blighted property;**

There are no vacant buildings on the site.

- **Creation or retention of Qualified Jobs as a result of a technological shift in product or production at the project location and within Michigan;**

Due to the new operation of a new facility, all new and retained jobs will be the result of a fundamental technological shift in production.

- **Whether and how the project is financially and economically sound;**
A financial review of the Company was completed and confirmed the Company's ability to finance the project. The Canadian-based company is publicly traded on the Toronto Stock Exchange and is considered to have an excellent balance sheet.
- **Whether and how the project converts abandoned public buildings to private use;**
Not applicable
- **Whether and how the project promotes sustainable development;**
Mining in Michigan is regulated by the Department of Environmental, Great Lakes and Energy and companies are required to adhere to strict environmental laws. Additionally, local regulations will ensure that the copper extracted from the mine will have minimized negative environmental impacts. The project supports the transition to a lower carbon economy due to a reliance on copper to produce electric vehicles.
- **Whether and how the project involves the rehabilitation of a historic resource;**
Not applicable. SHPO has conducted the S.106 review required by the Army Corp of Engineers and concurred with the determination that no historic properties are affected.
- **Whether and how the project addresses areawide redevelopment;**
The project will positively impact the entire Western Region of the Upper Peninsula. The labor market area is regional and will reach as far as the Central Upper Peninsula for employees. Partnerships with regional community colleges for training will build capacity for re-skilling the workforce. The impact of new taxes (Michigan Mining Severance Tax) will infuse revenue into local units of government, increasing services and reversing tax base decline.
- **Whether and how the project addresses underserved markets of commerce;**
The Western Upper Peninsula is recognized as an underserved market of commerce and job opportunities. The Copperwood project will help revitalize a region of the Upper Peninsula which is underperforming economically compared to more developed areas of the State and of the Upper Peninsula.
- **The level and extent of environmental contamination;**
An environmental assessment of the site has been completed and shows soil conditions are suitable for construction of the planned facility. The Company's operations will be monitored by the Department of Environmental, Great Lakes and Energy.
- **Whether and how the project will compete with or affect existing Michigan businesses within the same industry;**
The other rare earth mineral mine in the region is Eagle Mine, a high-grade nickel mining and copper mining project owned by Lundin Mining. The project coincides with the end of mine life for Eagle Mine and Highland Copper plans to leverage the talent pool, construction, and logistics efficiencies associated with the only nickel mine in the U.S.
- **Whether and how the project's proximity to rail and utility will impact the performance of the project and will maximize energy and logistics needs in the community in which it is located, and in Michigan;**
Rail does not currently reach a location near the project site, so the final product, copper concentrate, must leave the facility on trucks. It will be transported to the nearest transload location to be transferred onto rail for shipment to the smelter. A transloading facility closer to the site would be economically beneficial to the project but would require significant improvements to currently unoperated rail lines to bring them back online. This is not economically feasible.
- **The risk of obsolescence that the project, products, and investments in the future;**
The project will produce a copper concentrate. There is a growing supply/demand imbalance for copper in the US and globally. There is limited risk of product obsolescence.
- **The overall return on investment to Michigan;**

The project will result in \$12,000,000 a year in local, county and state revenue and increase business spending across the state by over \$130,000,000 annually.

- **Whether the proposed Strategic Site is incorporated into a strategic plan of a political subdivision of Michigan;**
Not applicable

Additionally, under Section 88t of the MSF Act, since the end user of the Strategic Site is identified, the MSF Board shall also consider:

- **The strategic economic importance of the project to the community where it is located and Michigan;**

The proposed project will impact the regions around Gogebic County with immediate job growth and significant and continued investment. The project would result in the creation of up to 380 new jobs and a capital investment of up to \$425,000,000 in Gogebic County. Stakeholders in the Western Upper Peninsula have verbalized much support for the development of this project. Over the past 10 years, Highland Copper has held regular update meetings with local governments and community leaders and organizations. The reception of the project is overwhelmingly positive and the expected economic benefits for the project are seen as a key trigger to the economic revitalization of the area.

- **Whether the financial assistance is needed to secure the project in Michigan;**

In order to resume operations at the mine, the Company has identified investment required of \$425,000,000 which includes \$145,000,000 in site preparation and infrastructure costs. The grant request will fill a financial gap necessary to make the project economically viable. Incentive assistance will assist to offset the public infrastructure costs associated with the project.

- **The degree to which the project is a priority for the local governmental unit or local economic development corporation in the jurisdiction of which the site is located;**

The economic decline of the region started with the closure of the White Pine Mine, followed by the closure of the Ontonagon Paper Mill and then the Ojibway Correctional Facility in Marenisco. These large businesses provided family sustaining careers to residents of the Western Upper Peninsula, and they have yet to be replaced. The absence of good jobs has contributed to the decrease in population and the increase in the average age of residents. The creation of long-term, family sustaining jobs in the area will provide an opportunity for younger people, from regional colleges and universities, to obtain gratifying long-term employment and remain in the Upper Peninsula. Spending from the mine project, as well as its commitment to prioritizing local procurement when feasible, will support the creation of local service and supply businesses, which can serve the mine locally, but also grow to cater to the national and international mining industry.

- **The level of creation or retention of Qualified Jobs as a result of a technological shift in product;**

Due to the new operation of a new facility, all new and retained jobs will be the result of a fundamental technological shift in production.

- **Whether the Qualified Jobs created or retained as a result of a technological shift in product or production equal or exceed the average wage for the county in which the project is located;**

The average wage of the Qualified Jobs created will exceed the average wage for the county. The average hourly wage for the Qualified Jobs created will be \$38.46 which is well above the average wage for Gogebic County of \$22.43.

- **The level of capital investment;**

The Copperwood project is anticipated to result in up to \$425,000,000 in capital investment.

- **The evidence of the End User's commitment to the site;**

The Company is committed to developing and leading the project responsibly through its full life cycle, from site preparation activities and early engagement with the communities, through

responsibly mining its full life of mine to site closure and remediation activities to restore the site to a natural state. When the project reaches the end of its mine life, the intent is for the mine to have supported the significant strengthening of the Western UP's economic situation and for the region's economy to be self-supporting without the input from the mine. The Company will reclaim the site and return it to a natural state. The project will leave behind over 13,000 lineal feet of streams and over 730 acres of wetlands preserved in conservation easements for perpetuity and a revegetated site available for re-use.

**MICHIGAN STRATEGIC FUND
RESOLUTION 2024-**

**APPROVAL OF MICHIGAN STRATEGIC SITE READINESS PROGRAM
GRANT TO COPPERWOOD RESOURCES INC.**

WHEREAS, the Michigan Legislature enacted the Michigan Strategic Fund Act, MCL 125.2001 et. seq., (the “MSF Act”) to authorize the Michigan Strategic Fund (“MSF”) to provide incentives in the form of grants, loans, and other economic assistance for the development and improvement of Michigan’s economy;

WHEREAS, the Michigan Economic Development Corporation (“MEDC”) provides administrative services to the MSF;

WHEREAS, pursuant to Section 88t of the MSF Act, MCL 125.2088t, the MSF shall create and operate the Michigan strategic site readiness program to provide grants, loans, and other economic assistance for eligible applicants to conduct eligible activities for the purpose of creating investment-ready sites to attract and promote investment in this state for eligible activities on, or related to, strategic sites and mega-strategic sites (the “Strategic Site Readiness Program”);

WHEREAS, the Strategic Site Readiness Program will be funded through the Strategic Outreach and Attraction Reserve (“SOAR”) Fund created by Public Act 137 of 2021, upon transfer of SOAR funds to the MSF;

WHEREAS, on January 11, 2022, the MSF Board created the Strategic Site Readiness Program and approved the guidelines which have been updated from time to time for the implementation and operation of the Strategic Site Readiness Program (the “Strategic Site Readiness Program Guidelines”);

WHEREAS, Copperwood Resources Inc. (the “Company”) submitted an application on October 23, 2023 seeking a Strategic Site Readiness Program grant in the amount of \$50,000,000 and in accordance with the terms and conditions outlined in the term sheet attached as Exhibit A to this Resolution (the “Grant Request”);

WHEREAS, subject to transfer of SOAR funds to the MSF necessary to fund the Grant Request, the MEDC recommends the MSF approve the Grant Request; and

WHEREAS, subject to the transfer of SOAR funds to the MSF necessary to fund the Grant Request, the MSF Board wishes to approve the Grant Request.

NOW THEREFORE, BE IT RESOLVED, subject to the transfer of SOAR funds to the MSF necessary to fund the Grant Request, the MSF Board approves the Grant Request;

BE IT FURTHER RESOLVED, the MSF President and the MSF Financial Officer are authorized to take all actions necessary to request transfer of SOAR funds to the MSF to fund the Grant Request; and

BE IT FURTHER RESOLVED, the MSF Fund Manager is authorized to negotiate final terms and conditions of the Grant Request and to execute all documents necessary to effectuate the Grant Request.

Ayes:

Nays:

Recused:

Lansing, Michigan
January 30, 2024

Strategic Site Readiness Program Grant

Summary of Terms

This document summarizes the key terms and conditions of the potential Strategic Site Readiness Program (“SSRP”) Award for Copperwood Resources Inc. (the “Company”). The proposed terms and conditions herein will not be construed as binding upon either party until the mutual execution of a written grant agreement (the “Grant Agreement”). Any obligations that may be deemed to arise under this Term Sheet are contingent on the Company obtaining all necessary approvals, and the Michigan Economic Development Corporation (“MEDC”) obtaining all necessary Michigan Strategic Fund (“MSF”) Board and State of Michigan Legislature approvals.

SSRP Award: Up to \$50,000,000 to the Company for Eligible Activities to support the Company’s copper mining facility in Gogebic County, Michigan that will result in the creation of 380 new jobs and \$425,000,000 in capital investment. Eligible Activities, as defined below, are necessary to support the development of the new copper mining facility (collectively, the “Project”).

ok

- **Initial Project Milestone:** Documentation satisfactory to the grant manager of any current contracts the Company has entered into supporting Eligible Activities on or before March 31, 2024.
- **Grant Disbursement Periods:** Upon completion of the Initial Project Milestone, the Company shall request reimbursement for expenses for Eligible Activities as follows:
 - **Initial Disbursement Period:** Grant funds will be disbursed to the Company as reimbursement for 100% of expenses for Eligible Activities (defined below) up to \$20,000,000, in accordance with the terms of the Grant Agreement and after verification by the Compliance Unit of the MEDC. The Company shall submit one or more reimbursement requests, but no more frequently than quarterly, together with a certification of the Company’s compliance with the Grant Agreement. Company may submit reimbursement requests during the Initial Disbursement Period until the earlier of: (i) approval for disbursement of a cumulative of \$20,000,000 of Grant funds, or (ii) December 31, 2024.
 - **Subsequent Disbursement Period:** After the conclusion of the Initial Disbursement Period, Grant funds will be disbursed to the Company as reimbursement for 35% of expenses for Eligible Activities (defined below) in accordance with the terms of the Grant Agreement up to the SSRP Award less the amount disbursed during the Initial Disbursement Period. The Company shall submit one or more reimbursement requests, but no more frequently than quarterly, together with a certification of the Company’s compliance with the Grant Agreement. Company’s final reimbursement request must be submitted to the Grant Manager on or before January 31, 2028.
 - “Eligible Activities” includes the following activities related to the Project, for which costs are incurred after July 15, 2023: site preparation and improvement; infrastructure improvements, including without limitation transportation, infrastructure, water and wastewater infrastructure, and utilities necessary to service the site; demolition, construction, alteration, rehabilitation, or improvement of buildings on the site; environmental remediation; architectural, engineering, surveying, similar professional fees, and other predevelopment work required to commence construction on site improvements; and any activities outlined in the SSRP Guidelines, as amended, necessary to support the development of the Project. Eligible Activities do not include those activities related to the purchase or assembly of real property. The Company and the MSF will develop a detailed

budget for the Project that includes budget categories for the Eligible Activities (the “Budget”), which Budget shall be incorporated into the Grant Agreement. The Company may reallocate expenditures between categories within the Budget of up to five percent (5%) of the total SSRP Award without the prior written approval of the Grant Manager.

- **Project Completion Milestone:** On or before April 30, 2028, the Company shall submit those materials, records, and information reasonably necessary to demonstrate, to the satisfaction of the Grant Manager, the achievement of all of the following:
 - Creation of at least 380 New Jobs at the Project site (“Required New Jobs”).
 - A “New Job” is defined as a job for the Company or a Specialized Employer at the Project, created on or after August 11, 2023, maintained for the previous six (6) months, and performed by either: (i) a Michigan resident whose state income taxes are withheld by the Company or a Specialized Employer, as applicable, or by an employee leasing company or professional employer organization on behalf of the qualified business; or (ii) a nonresident who is employed by the Company or a Specialized Employer at the Project, as determined and verified by the MSF.
 - A “Specialized Employer” is an organization providing workers with expertise in mining in an operational or training support capacity for and at the Project and listed in an Exhibit in the final agreement, with any changes subsequent to agreement execution subject to MSF Manager approval.
 - Submittal of a final milestone certificate in the form determined by the MEDC, and attesting to the completion of all Eligible Activities outlined in the Budget;
 - Submittal of a spreadsheet describing and itemizing the actual expenditure of grant disbursements for all Eligible Activities completed during the Term. The spreadsheet shall include the corresponding reference category of the Budget, identify the name of the actual vendor or recipient of each expenditure, and be accompanied by supporting documentation of each expenditure and demonstrated verification that 100 percent of the funds disbursed have been expended for Eligible Activities; and
 - Documentation satisfactory to the grant manager that the Eligible Activities necessary to support the development of the copper mining facility have been completed.

Term of the Grant Agreement: From the effective date of the Grant Agreement through the earlier of: (i) July 31, 2028; (ii) the Grant Manager’s approval of the Project Completion Milestone; (iii) when the Parties otherwise agree in writing; or (iv) if terminated in accordance with the Grant Agreement.

Project Status Report: Means reports provided to the MEDC that may be required from time to time following the execution of the agreement and continuing until completion of the Project Completion Milestone. Project Status Reports shall include a narrative on the status of the Project and updates on the Eligible Activities.

Security Interest and Other Interests: Security interests and other interests in favor of the MSF must comply with the requirements of Section 88t(4) of the MSF Act, MCL 125.2088t(4), and notwithstanding anything to contrary, may include, but is not limited to, real and/or personal property at Project, such as transfer and reconveyance rights, a mortgage, right of first offer, reverter rights, equipment, fixture, deposit account control, intangibles, inventory, or other personal property interests. Such interests will be used to secure repayment of any amounts owed

to the MSF under the Grant Agreement and exercise other MSF rights through the end of the Term.

Suspension of Disbursements: The MSF may immediately suspend making disbursements of the SSRP Award upon the occurrence of: (i) an event of default, which shall be defined in the Grant Agreement, but shall include, without limitation, material noncompliance with the terms of the Grant Agreement, (ii) default in any other agreement with the State of Michigan, or (iii) the occurrence of an event which, with the giving notice or the passage of time, or both, would constitute an event of default.

Clawback Provisions: The Company shall repay all of the grant disbursements made under the SSRP Award upon the occurrence of one or more of events of default, which shall include without limitation: project abandonment, bankruptcy or insolvency (with any such proceedings against the Applicant not being set aside within sixty (60) calendar days from the date of institution thereof), material misrepresentation, misuse of funds, and material failure to comply with the terms of the Grant Agreement.

- Provided, however, in the event the Company fails to create the New Jobs as required by the Project Completion Milestone, the Company shall repay an amount calculated by dividing (A) the Peak Overall Jobs Attained by (B) the Required New Jobs (the “Jobs Performance Percentage”). The Company shall repay the difference between (A) the amount of grant funds received by the Company and (B) the amount of grant funds received by the Company multiplied by the Jobs Performance Percentage. “Peak Overall Jobs Attained” is the peak number of New Jobs created within one year prior to the date the Company submits the Project Completion Milestone.
- All amounts owed to the MSF must be paid within 90 days of written notification by the MSF. Any Repayment Amount not paid within 90 days is subject to a penalty of 1% per month, prorated on a daily basis.

Additional State Required Terms:

- **Amendments** – As required under Section 88t(8) of the MSF Act, MCL 125.2088t(8) (“Section 88t”), the MSF will provide written notice to the Legislature of any requests to modify the fully executed written Grant Agreement and will otherwise comply with requirements of Section 88t(8) prior to taking any action on such amendment request.
- **Annual Compliance Certificate** – During the Term, in addition to the Project Status Reports, the Company will be required to sign and submit an annual compliance certificate certifying that the Company is in compliance with the terms and conditions of the Grant Agreement.
- **Annual Progress Report** – During the Term, the Company will be required to submit annual progress reports. This information will be transmitted by the MSF to the Legislature as required under Section 9 of the MSF Act, MCL 125.2009.
- **Access to Records & Audit Rights** – During the Term, and for a period of three years after the expiration of the Term, and upon reasonable advance notice, the Company is required to permit the MSF, MEDC, the Office of the Auditor General, the Department of Technology, Management and Budget, and the MSF Chief Compliance Officer to visit the Company, and any other location where books and records of the Company are normally kept, to inspect the books and records, including financial records and all other information and data relevant to the terms of the grant, all at times and locations mutually agreed upon by the parties.

- **Other provisions.** The Grant Agreement will include standard representations, covenants, and other provisions required by the MSF, including without limitation, non-discrimination and unfair labor practices, termination of funding, any other requirements of the SSRP Guidelines, as approved by the MSF, and any requirements of the Michigan Strategic Fund Act, including without limitation, cross default, and any other provisions of Section 88t.