

**Final Minutes**  
**Cities of Southfield and Troy Joint Local Development Finance Authority**  
**Regular Meeting of October 21, 2019**

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The joint committee meeting was called to order at 3:57 pm in the Council Boardroom, Troy City Hall by Chairperson Robin Beltramini.

Members Present: Chairperson Robin Beltramini  
Ellen Hodorek (alternate)  
Paul Hoef  
Dan Hunter (County rep., non-voting)  
Austen Michaels  
John Sharp  
Michael Racklyeft  
Nickolas Vitale  
Fred Zorn

Members Absent: Dane Slater (alternate)

Also Present: Lori Bluhm, Troy City Attorney  
Rochelle Katz-Freeman, Southfield Business & Economic  
Development Director  
Tom Kelly, Executive Director & CEO of Automation Alley  
Glenn Lapin, Troy Economic Development Specialist  
Mark F. Miller, Troy City Manager

**ELECTION OF OFFICERS**

Resolution # Joint LDFA 2019-10-01

Moved by Hoef

Seconded by Sharp

RESOLVED, that the following individuals be elected:

Chair Robin Beltramini  
Vice Chair Fred Zorn  
Secretary/Treasurer Glenn Lapin

Yeas: 8

Nays: 0

**APPROVAL OF MINUTES**

Resolution # Joint LDFA 2019-10-02

Moved by Vitale

Seconded by Racklyeft

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RESOLVED, that the Joint LDFA approve the minutes of the May 1, 2017 meeting.

Yeas: 8

Nays: 0

**OLD BUSINESS**

None.

**NEW BUSINESS**

A. City of Southfield SmartZone Program Overview

Rochelle Katz-Freeman provided an overview of the Southfield SmartZone Program. The new 6,300 square foot Centrepolis Accelerator, located on Lawrence Technological University's campus, officially opened on October 4, 2019. The center will provide product design technologies, prototyping equipment, mixed reality technologies and collaborative workspace for small manufacturers and hardware entrepreneurs. The facility also features a 3D printing lab and mentors to work with the entrepreneurial companies and to help commercialize ideas. Dan Radomski is the executive director.

Fred Zorn indicated that the Southfield SmartZone helped to facilitate the rebuilding of Eleven Mile Road and Franklin Road, the placement of signage in the SmartZone, and encouraged the retention of Federal Mogul/Tenneco. The Oakland County Career Center is located in the Southfield SmartZone.

B. City of Troy SmartZone Program Overview

Glenn Lapin provided an overview of the Troy SmartZone Program. The first phase of Automation Alley's parking lot infrastructure improvements has been completed. The front portion of the parking lot off of Bellingham was rebuilt providing significant safety and aesthetic improvements to the entry way. Phases II & III of the improvements will be implemented in years two and three of the program. Tom Kelly, Executive Director and CEO of Automation Alley, provided additional Automation Alley updates in his report.

Glenn Lapin also reported on continued development in and around the SmartZone. Altair is planning a major campus expansion including the development of an indoor winter garden, conference center, new office tower and parking structure. Part of the proposed development will occur just outside of the LDFA tax capture area. NBS Commercial Interiors has expanded its facility adjacent to Automation Alley.

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C. Automation Alley Update

Tom Kelly, Executive Director & CEO of Automation Alley, provided an overview of Automation Alley's current initiatives. Integr8, Automation Alley's signature global conference, will be held at Detroit's TCF Center on November 6<sup>th</sup>.

Automation Alley has been selected as a World Economic Forum Advanced Manufacturing Hub – the world's first designee through this program. The World Economic Forum selection will enable Automation Alley to partner with top universities and companies on Industry 4.0 initiatives. Automation Alley will also be partnering with major companies like Boeing, Ford, Amazon, Tenneco and others on a program to bring about engineering education change.

Tom Kelly also discussed Automation Alley's infrastructure needs, including critical parking lot improvements. Phase I of parking lot improvements, through the support of LDFA funding, has been completed. Phases II & III are expected to get underway in the coming months. Mr. Kelly expressed his appreciation for the LDFA's support.

D. 2020 Regular Meeting Schedule

The 2020 LDFA regular meeting schedule is April 27<sup>th</sup> (Troy Subcommittee only) and October 26<sup>th</sup> (Joint LDFA and Troy Subcommittee)

Resolution # Joint LDFA 2019-10-03

Moved by Vitale

Seconded by Racklyeft

RESOLVED, that the Joint LDFA approve the 2020 Regular Meeting Schedule.

Yeas: 8

Nays: 0

**BOARD MEMBER COMMENT**

General discussion took place.

John Sharp announced that he will be resigning from his seat on the joint Local Development Finance Authority and Troy subcommittee as he will be moving out of Troy on November 1, 2019. Committee members and city administration expressed their thanks and appreciation for Mr. Sharp's participation on the committee.

**PUBLIC COMMENT**

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None.

Meeting was adjourned at 4:18 p.m.

The next scheduled Joint LDFA Committee meeting is October 26, 2020 – 3:30 p.m.

*Robin E. Beltramini* *Oct. 25, 2021*

Chair

Date

*Glenn C. Japin*

10-27-20

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Secretary

Date