

Draft Minutes
Cities of Southfield and Troy Joint Local Development Finance Authority
Regular Meeting of October 26, 2020

The remote joint committee meeting was called to order at 3:32 pm by Chairperson Robin Beltramini.

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

Members Absent: None

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, Secretary/Treasurer
Bob Laux, Troy IT Department
Mark F. Miller, Troy City Manager

RESOLUTION TO CONDUCT ELECTRONIC MEETING

Resolution # Joint LDFA 2020-10-01

Moved by Zorn

Seconded by Vitale

RESOLVED, that the Joint Local Development Finance Authority (JLDFA) hereby allows all members to participate in public meetings by electronic means as allowed by Public Act 228 of 2020, since an in person meeting could detrimentally increase exposure of board members and the general public to COVID-19, and would also be difficult to facilitate in light of the recent Michigan Department of Health and Human Services epidemic orders protecting public health and safety.

Members participating electronically will be considered present and in attendance at the meeting and may participate in the meeting as if physically present. However, members must avoid using email, texting, instant messaging, and other such electronic forms of communication to make a decision or deliberate toward a decision.

RESOLVED, that the Joint Local Development Finance Authority hereby establishes public participation rules to provide for two methods by which members of the public can be heard by others during eligible virtual meetings. Email sent to

Draft Minutes
Cities of Southfield and Troy Joint Local Development Finance Authority
Regular Meeting of October 26, 2020

economicdevelopment@troymi.gov and received by 9:00 am on the day of the meeting will be read during the public comment period of the meeting. Voicemail left at 248.524.3314 and received by 9:00 am on the day of the meeting will be played during the public comment period of the meeting. Both email and voicemail public comments will be limited to three minutes each.

Yeas: 8
Nays: 0

ELECTION OF OFFICERS

Resolution # Joint LDFA 2020-10-02
Moved by Zorn
Seconded by Vitale

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 2020-10-03
Moved by Zorn
Seconded by Vitale

RESOLVED, that the Joint LDFA approve the minutes of the October 21, 2019 meeting.

Yeas: 8
Nays: 0

OLD BUSINESS

None.

NEW BUSINESS

A. City of Southfield SmartZone Program Overview

Draft Minutes
Cities of Southfield and Troy Joint Local Development Finance Authority
Regular Meeting of October 26, 2020

Rochelle Katz-Freeman provided an overview of the Southfield SmartZone Program. Veoneer and Tenneco/Driv have located into the SmartZone. In addition, Centrepolis Accelerator now has 40 clients accounting for:

- 436 total employees
- 130 new employees this report period
- 304 jobs retained
- \$40,144 average salary of all employees
- \$31,268,080 in annual revenue
- \$143,733,300 in capital raised to date
- 143 products commercialized to date
- 61 patents filed for to date
- 106 patents issues to date
- 71 trademarks
- 27 copyrights
- 57 licensing, joint venture, joint development, commercial agreements
- 121 contracts to Michigan suppliers over last 6 months
- \$10,712,520 in contracted services to Michigan suppliers over last 6 months

Centrepolis is also focused on supporting a diverse group of entrepreneurs and has extended services to many underserved entrepreneurs including businesses owned by women and minorities.

B. City of Troy SmartZone Program Overview

Glenn Lapin provided an overview of the Troy SmartZone Program. The second of three phases of Automation Alley's parking lot infrastructure improvements has been completed. Significant subsurface structural issues were discovered during construction which needed to be addressed through adjustments to the original contract. Therefore, the project is over budget. Troy LDFA reimbursement of infrastructure improvements is limited to the tax revenues generated in the district and may not be enough to cover the additional costs. Additional area infrastructure improvements are being planned for the area, including Bellingham Street road improvements. Mark Miller added that the City will be keeping a close eye on the generation of future tax revenues particularly in light of the ongoing pandemic.

Glenn Lapin also reported on continued development in the SmartZone area. Altair's proposed campus expansion appears to have been slowed due to the pandemic. The proposed project includes the development of an indoor winter garden, conference center, new office tower and parking structure.

Draft Minutes
Cities of Southfield and Troy Joint Local Development Finance Authority
Regular Meeting of October 26, 2020

NBS Commercial Interiors has completed a 4,000 square foot expansion of its facility, along with major interior renovations. Located adjacent to Automation Alley, the company employs 110 people.

C. Automation Alley Update

Tom Kelly, Executive Director & CEO of Automation Alley, provided an overview of Automation Alley's current initiatives. Mr. Kelly expressed his appreciation to the Troy LDFA and the City of Troy for supporting Automation Alley's infrastructure improvements.

Automation Alley, funded by Oakland and Macomb counties, has created Project DIAMOnD to address the urgent need to move companies into the digital manufacturing age of Industry 4.0 as fast as possible to help improve our region's manufacturing agility and response to future disruptions. Manufacturers accepted into the program will receive:

- Industry 4.0 Equipment: participating companies will receive a production part capable 3D printer valued at more than \$20,000 **at no-cost**.
- Strategic Guidance: on how to transform from legacy operations to digital manufacturing.
- An Industry 4.0 Assessment: outlining where their business stands today and what digital opportunities best fit their needs.
- Connections and introductions: to state-of-the art vendors and applied research that can help them along their path to Industry 4.0.
- A financial investment: will be granted to purchase Industry 4.0 and state-of-the art digital technologies.

This new program will enable the creation of a Block Chain Network to link these small manufacturers together for stronger business growth. Smaller manufacturers under 500 employees are targeted for this program.

Automation Alley continues as a World Economic Forum Advanced Manufacturing Hub – the world's first designee through this program. The World Economic Forum partnership enables Automation Alley to partner with top universities and companies on Industry 4.0 initiatives.

D. 2021 Regular Meeting Schedule

The 2021 LDFA regular meeting schedule is April 26th (Troy Subcommittee only) and October 25th (Joint LDFA and Troy Subcommittee).

Resolution # Joint LDFA 2020-10-04

**Draft Minutes
Cities of Southfield and Troy Joint Local Development Finance Authority
Regular Meeting of October 26, 2020**

Moved by Vitale
Seconded by Hoef

RESOLVED, that the Joint LDFA approve the 2021 Regular Meeting Schedule.

Yeas: 8
Nays: 0

BOARD MEMBER COMMENT

Dan Hunter provided an update on Oakland County business attraction efforts and the \$30-32 million provided to small businesses throughout the County during the pandemic.

PUBLIC COMMENT

None.

Meeting was adjourned at 4:17 p.m.

The next scheduled Joint LDFA Committee meeting is October 25, 2021 – 3:30 p.m.

Chair

Date

Secretary

Date