

Draft Minutes  
Joint Local Development Finance Authority Troy Subcommittee  
Regular Meeting of October 26, 2020

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The electronic meeting was called to order at 3:32 p.m. by Chair Robin Beltramini.

Members Present: Robin Beltramini (Chair)  
Ethan Baker (Alternate)  
Paul Hoef  
Ellen Hodorek (Alternate)  
Dan Hunter (County representative, non-voting)  
Nickolas Vitale

Members Absent: None

Also Present: Lori Bluhm, City Attorney  
Tom Kelly, Executive Director & CEO of Automation Alley  
Glenn Lapin, Secretary/Treasurer  
Bob Laux, Troy IT Department  
Mark F. Miller, City Manager

**RESOLUTION TO CONDUCT ELECTRONIC MEETING**

Resolution # LDFA Subcommittee 2020-10-01

Moved by Vitale

Seconded by Hoef

RESOLVED, that the Troy Local Development Finance Authority Troy Sub-Committee (LDFA) 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 Troy 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 [economicdevelopment@troymi.gov](mailto: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.

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Yeas: 5  
Nays: 0

**APPROVAL OF MINUTES**

Resolution # LDFA Subcommittee 2020-10-02  
Moved by Hoef  
Seconded by Vitale

RESOLVED, that the LDFA Subcommittee approve the minutes of the June 4, 2020 regular meeting.

Yeas: 5  
Nays: 0

**OLD BUSINESS**

None.

**NEW BUSINESS**

A. 2021 Regular Meeting Schedule

The 2021 LDFA regular meeting dates are April 26<sup>th</sup> (Troy Subcommittee only) and October 25<sup>th</sup> (Joint LDFA and Troy Subcommittee).

Resolution # LDFA Subcommittee 2020-10-03  
Moved by Vitale  
Seconded by Hoef

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

Yeas: 5  
Nays: 0

B. Automation Alley SmartZone Parking Lot Improvements and Program Update

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

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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.

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.

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

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Economic Forum partnership enables Automation Alley to partner with top universities and companies on Industry 4.0 initiatives.

**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 meeting is April 26, 2021 – 3:30 p.m.**

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Chair

Date

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Secretary

Date