

**Draft Minutes**  
**Cities of Southfield and Troy Joint Local Development Finance Authority**  
**Regular Meeting of October 25, 2021**

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The Joint Local Development Finance Authority (LDFA) meeting took place in Troy City Council Chambers and was called to order at 3:35 pm by Chairperson Robin Beltramini.

Members Present: Chair Robin Beltramini  
Vice Chair Fred Zorn (Participated Remotely)  
Ethan Baker (alternate)  
Ellen Hodorek (alternate)  
Austen Michaels (Participated Remotely)  
Justin Prybylski  
Louis Starks (Oakland County Representative)

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  
Dave Michalik, Troy IT Department  
Mark F. Miller, Troy City Manager  
Advait Rode, City Manager's Office Intern

**ELECTION OF OFFICERS**

Resolution # Joint LDFA 2021-10-01

Moved by Prybylski

Seconded by Hodorek

RESOLVED, that Fred Zorn shall be elected as Chair of the Joint Local Development Finance Authority and Glenn Lapin shall be elected as its Secretary/Treasurer.

Yeas: 7

Nays: 0

**APPROVAL OF MINUTES**

Resolution # Joint LDFA 2021-10-02

Moved by Baker

Seconded by Hodorek

RESOLVED, that the Joint LDFA approves the minutes of the October 26, 2020 meeting.

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Yeas: 7  
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 Centrepolis Accelerator at Lawrence Technological University continues to see growth. The mission of Centrepolis is to accelerate the growth of Michigan's advanced manufacturing, innovative hardware entrepreneurs and small manufacturers by providing access to funding, experts and key business and product development resources.

Centrepolis has established vertical accelerator programs including the following:

- C3 Accelerator – Focused on Cleantech, Climatech and Circular Economy ventures.
- NextCycle Michigan - Supports tech companies that utilize waste streams and products that incorporate recycled, upcycled materials.
- Industry 4.0 Accelerator – Focused on tech companies that bring about operational efficiencies in partnership with Automation Alley and Lean Rocket Lab.
- Manu-Tech Incubator – Focused on advanced manufacturing and advanced material tech companies in partnership with Automation Alley and Lean Rocket Lab.

Demand for Centrepolis services is increasing as 45 companies have received a deep level of services in 2021 (a 1025% increase in demand from 2016 to 2021). Centrepolis has also received two \$100,000 grants from NEI and Wells Fargo Foundation to invest directly in underrepresented entrepreneurs.

B. City of Troy SmartZone Program Overview

Glenn Lapin provided an overview of the Troy SmartZone Program. The third and final phase of Automation Alley's parking lot infrastructure improvements has

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been completed. Local LDFA financial support of the infrastructure project was as follows:

Phase I -	\$63,631.22 (3-25-19)
Phase II -	\$75,264 (11-6-20)
Phase III -	<u>\$85,165.72 (8-24-21)</u>
<b>TOTAL</b>	<b>\$224,060.94</b>

Discussion has begun with Automation Alley regarding potential future infrastructure projects, including the possibility of adding fast charge electric vehicle charging stations.

**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 LDFA and the City of Troy for supporting Automation Alley's infrastructure improvements.

Automation Alley is a World Economic Forum Advanced Manufacturing Hub designee for North America – the world's first designee through this program. AMHUB is based at Automation Alley's headquarters in Troy and will be connected globally through the World Economic Forum, the Switzerland-based international organization for public-private cooperation that engages the foremost political, business and other leaders of society to shape global, regional and industry agendas.

Automation Alley is the recipient of a \$1.3m grant from the U.S. Economic Development Administration's (EDA) Office of Innovation & Entrepreneurship through its Build to Scale Program. This is Automation Alley's first time receiving the grant, which was awarded for Automation Alley's Industry 4.0 Accelerator. Automation Alley will use the money from the *Build to Scale Program* to grow the I4.0 Accelerator, aiming to attract best-in-class advanced manufacturing technology companies from around the world.

Automation Alley, funded by CARES dollars through 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. Participating companies receive a production part capable 3D printer valued at more than \$20,000 **at no-cost**. Approximately 250 Oakland County companies have benefited from the program. A Phase II of the program is in the works.

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**D. 2022 Regular Meeting Schedule**

The 2022 LDFA regular meeting schedule is April 25<sup>th</sup> (Troy Subcommittee only) and October 24<sup>th</sup> (Joint LDFA).

**BOARD MEMBER COMMENT**

None.

**PUBLIC COMMENT**

None.

Meeting was adjourned at 4:01 p.m.

**The next scheduled Joint LDFA Committee meeting is October 24, 2022.**

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<b>Chair</b>	<b>Date</b>
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<b>Secretary</b>	<b>Date</b>
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