

CITY OF STERLING HEIGHTS
LOCAL DEVELOPMENT FINANCE AUTHORITY
MINUTES OF THE REGULAR MEETING
February 16, 2021 – 8:00 a.m.
6633 18 Mile Road, Sterling Heights, MI 48314
586-884-9322
VideoConference and TeleConference

Approved

Phil Hunsberger called the meeting to order at 8:04 a.m.

Pledge of Allegiance

Members present at roll call: Bill Holbrook, Phil Hunsberger, Elise Johnson, Laurel Johnson, Steve Pomaville, Camille Silda, Howard Sizemore, Jill Tomyn

Members absent: Ellanore Evans, Josh Hundt, John Lettang, Robert Ljucovic, Dominic Patrus, Jeanne Schabath-Lewis

Also in attendance: Luke Bonner, CEO Bonner Advisory Group, Senior Economic Development Advisor – City of Sterling Heights; Jason Castor, City Development Director – City of Sterling Heights; Kathryn Quell, Management Services Specialist – City of Sterling Heights; Brent Bashaw, City Engineer – City of Sterling Heights; Alchemist Ventures – Patrick Wearn, Patricia Lopez, Tyler Sweatt; Dr. Michael Balsamo, Dean of Business, IT, and Culinary – Macomb Community College

Motion to Approve the Agenda

Moved by Silda, supported by L. Johnson, to approve the agenda as presented.

Ayes: All

Nays: None

Motion carried.

Motion to Approve the CONSENT AGENDA as presented

Moved by Pomaville, supported by Silda, to approve the Consent Agenda as presented.

- A. To approve the minutes of the Special Meeting of December 17, 2020.
- B. To approve the proposal by Complete Kitchen Design, LLC (33827 Harper Ave, Clinton Township, MI 48035) for the remodel of the men's and women's restrooms in the Collaboration Center in an amount not to exceed \$25,000.00.
- C. To approve the Shared Workspace Lease Agreement between Michael Melling and the Local Development Finance Authority (LDFA). The Agreement is month-to-month at a rate of \$100/month.
- D. To approve the International Landing Zone (ILZ) Lease Agreement between Dumur USA, a wholly owned subsidiary of Dumur Industries and the Local Development Finance Authority (LDFA).

- E. To approve the Lease Agreement between the Michigan Economic Development Corporation (MEDC) and the Local Development Finance Authority (LDFA).

Ayes: All
Nays: None
Motion carried.

New Business

To approve the final payment in the amount of \$25,919.88, plus interest on retainage, for the Sterling Drive Industrial Subdivision Sectional concrete Repairs, City Project #18-317.

Mr. Bashaw, City Engineer, stated that the project was initially approved at the July 1, 2018 LDFA meeting for a contract with Galui Construction, Inc. in the amount of \$517,249.00. The project is completed with a final contract price of \$517,159.88.

Moved by Tomyn, supported by L. Johnson to approve the final payment in the amount of \$25,919.88, plus interest on retainage, for the Sterling Drive Industrial Subdivision Sectional Concrete Repairs, City Project #18-317.

Ayes: All
Nays: None
Motion carried.

To approve the 2021/2022 Budget Proposal for the Local Development Finance Authority (LDFA).

Ms. Quell presented the proposed 2021/2022 Budget, with supporting documentation, and explained each line item in detail for the Local Development Finance Authority. This proposal will be presented and approved by City Council and then presented to the LDFA in June for adoption.

Moved by Pomaville, supported by Silda, to approve the 2021/2022 Budget Proposal for the Local Development Finance Authority (LDFA).

Ayes: All
Nays: None
Motion carried.

Update – Alchemist Ventures

Developing a list of potential tenants.

Discussions on aligning the partnerships with the college

Starting within the Velocity Building and working with the existing tenants to assist with their businesses

3/2 – Manufacturers Engage – virtual event providing perspectives from the drivers of the manufacturing industry. Insite into what the future looks like. 36 attendees signed up.

Tech Tuesdays – developing a regular program held outdoors. For a fee companies can have a booth to demo their technology

Mr. Hunsberger inquired if the cyber classes have started. Mr. Wearn responded that Alchemist Ventures is not quite ready to discuss that program. Mr. Wearn stated that Alchemist Ventures has a vision involving egaming.

GrowBig classes – virtual classes for growing business development skills. Purchased 15 licenses to give to 15 participants. 1 ½ every Tuesday for a year.

Mr. Pomaville requested the LDFA Board receive the Alchemist Ventures contract with the LDFA.

Old Business

Public Comment

None

Adjournment

Moved by Pomaville, supported by L. Johnson to adjourn.

Ayes: All

Nays: None

Motion carried.

The meeting adjourned at 8:37 am.

Kq

Minutes Approved

**John Lettang
Secretary**