
MICHIGAN ECONOMIC
DEVELOPMENT CORPORATION

December 3, 2019

Mr. Mitch Foster, City Manager
City of Ludington ("Applicant")
400 South Harrison Street
Ludington, Michigan 49431-2175

Re: Letter of Interest – Second Floor Living (CDBG) ("Project")

Dear Mr. Foster:

Thank you for giving the Michigan Economic Development Corporation (the "MEDC") the opportunity to review your proposed Project in the City of Ludington. We appreciate the economic development benefits that this project is intended to achieve. The project is anticipated to rehabilitate the upper floors of three buildings into 12 units, activating vacant space and bringing more vibrancy to the downtown and these improvements are likely to have a positive impact on the local and state economy.

The MEDC provides administrative services, including making recommendations to the Michigan Strategic Fund (the "MSF"), a public-body corporate and politic (the "MSF"). The MSF's community development programs administered by the MEDC are designed to advance community development by means of economic support to eligible projects. The MEDC recognizes the potential impact of this Project. Based on the MEDC's preliminary review of the information provided, and subject to the conditions set forth below, the MEDC is interested in continuing discussions with you toward a possible recommendation to the MSF to approve economic support for the Project.

Milestone(s): The following requirements must be addressed within the timeframe provided to maintain CDBG eligibility:

- A CDBG application be completed and submitted within 60 days from this letter's date of acknowledgement by applicant

If this requirement is not fulfilled within the time frames provided and without thorough and acceptable supporting documentation, the Letter of Interest shall no longer be in effect.

The MEDC currently anticipates a possible recommendation to the MSF for an award under the Community Development Block Grant program in the form of a grant in the amount of up to \$720,000 plus lead and asbestos evaluations and administration for the Project. Based on the information provided, the Project appears to be in furtherance of the CDBG national objective benefitting persons of low and moderate income.

CDBG funding is provided by the U.S. Department of Housing and Urban Development (HUD) and administered by the MEDC, through the MSF. Due to federal regulations associated with CDBG funding, this program requires an environmental review that can take two to three months. In addition to the conditions set forth below, to remain eligible for consideration of the proposed award, Project costs,

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including without limitation, local, private, and any other Project costs, cannot be incurred until the environmental review procedures have been completed and the Applicant has received written approval under the CDBG Program ("Program"). Incurring costs is defined as making commitments relevant to the Project. This includes, but is not limited to, entering into leases, easement, purchase agreements, ordering equipment, signing contracts, or performing any work other than activities to be determined exempt from the National Environmental Policy Act of 1969 (NEPA).

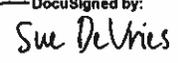
Please work closely with the undersigned to identify a realistic timeframe for the MEDC to be in a position to finalize a recommendation to the MSF and to identify application material deadlines.

This letter does not embody all of the terms and conditions of the [MCRP/CDBG/Brownfield TIF] program[s] and is not intended to be a legally binding agreement. This letter should not in any way be viewed as a commitment by, or an obligation of the MEDC, the MSF or any other entity to extend economic support of any kind to the Applicant or for the Project. Proceeding toward an MEDC recommendation and finalizing an MSF award for the Project is contingent upon several factors, the form, substance and results of which must be satisfactory to the MEDC and the MSF including without limitation: (i) submission by the Applicant of a completed application and all other documentation as required, (ii) local support, as applicable, (iii) available MSF funding, as applicable (iv) completion of financial review, as applicable, (v) required background checks, and all other business and legal review and due diligence, (vi) approval of an award by the MSF Board, and (vii) as applicable, execution of the final project documents by all required parties with established performance based milestones, reporting requirements and all other required terms and conditions.

If you are interested in continuing discussions with the MEDC about your Project, please sign and date this letter and return to the MEDC by December 10, 2019 or this letter of interest will expire. Additionally, Projects that fail to receive an MEDC recommendation which results in MSF approval of an award by June 1, 2020 may be reconsidered against the community development project pipeline.

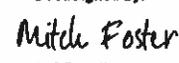
Thank you for the opportunity to review your Project. If you have any questions, please contact me any time at (616) 430-0280 or by email at devriess1@michigan.org.

Sincerely,

DocuSigned by:

D88D938937EB498
Sue DeVries, Community Assistance Team Specialist
Michigan Economic Development Corporation

The Applicant acknowledges the above and is interested in continuing discussions with the MEDC.

Applicant:

DocuSigned by:

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City of Ludington ("Applicant")

Date: 12/3/2019

By: Mitch Foster
Its: City Manager

- cc: Sarah Rainero, Community Assistance Team Regional Director
- Christine Whitz, Community Development Block Grant Director
- Madelaine Clapp, Program Manager
- Heather Tykoski, Community Development Director, City of Ludington
- Sharon Cassidy, Community Assistance Team Administrative Assistant