



MEMORANDUM

TO: Delegates of the Michigan Strategic Fund ("MSF") Board for the Michigan Business Development Program

FROM: Joshua Hundt, Regional Project Manager

DATE: May 2, 2012

SUBJECT: Approval of Michigan Business Development Request for \$540,000 Performance-based Grant to:

Muskegon Castings Corp.
1985 East Laketon Avenue
Muskegon, Michigan 49442
www.portcitygroup.com

MBDP PROGRAM AND ITS GUIDELINES

On December 21, 2011, the MSF Board approved the Michigan Business Development Program ("MBDP") and its guidelines. The primary intended objective of the MBDP is to provide incentives to businesses that create qualified jobs, make qualified investments, or a combination of both, in Michigan.

SOURCE OF INFORMATION

It is the role of the Project Management staff ("MEDC Staff") to review for eligibility, completeness, and adherence to MBDP guidelines, the information provided by the applicant and to manage the MSF's investment. Explanatory and background information is supplied in summary form to provide context for the request and is drawn exclusively from materials submitted by the applicant, and, as applicable, from other relevant third party sources utilized by MEDC staff.

HISTORY OF THE APPLICANT

Muskegon Castings Corp. was founded in 1981 in Muskegon, Michigan as Port City Die Casting and Machining Company. Since that time that company has grown into a group of seven related companies with the primary products and services of aluminum die casting, zinc die casting, plastic injection molding, tool and die design and production, aluminum recycling and smelting, and LED lighting and assemblies.

Muskegon Castings Corp. currently has 186 employees in Michigan. The Applicant and its related entities currently have 463 employees in Michigan.

The Applicant has not received any incentives from the MSF previously.

Michigan Economic Development Corporation

PROJECT DESCRIPTION

The Applicant plans to open a new operation and expand in Michigan, make investments and create jobs related to adding an additional facility to provide aluminum die casting and machining in the City of Muskegon. The new facility will also result in growth at Muskegon Casting Corp's related companies.

- a) The Applicant is a "Qualified Business", as defined in MCL 125.2088r(9)(b), that is located and operates in Michigan.
- b) The project will be located in City of Muskegon. The City of Muskegon has offered a "staff, financial, or economic commitment to the project" in the form of a property tax abatement under PA 198 of 1974 on real property for twelve years and a property tax abatement under PA 328 of 1998 for twelve years. The estimated value of the PA 198 tax abatement is \$210,000 and the estimated value of the PA 328 tax abatement is \$1,456,000.
- c) The Applicant has demonstrated a need for the funding based on a competitive economic development incentive offer from a South Bend, Indiana.
- d) The Applicant plans to create 55 Qualified New Jobs above a statewide base employment level of 186.
- e) Pursuant to the program guidelines, the following was taken into consideration for the proposed project: The company indicates it will begin making investment and creating jobs related to the project in 2012, the project involves the re-use of a currently vacant manufacturing facility in the City of Muskegon, and the project had out-of-state competition from South Bend, Indiana. Additionally, this project has a projected positive return on investment for the State of Michigan.

INCENTIVE OPPORTUNITY

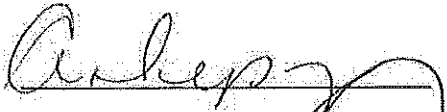
This project involves the creation of 55 Qualified New Jobs, though the Applicant anticipates this opportunity can create up to 85 new jobs by the applicant company and the creation of 100 new jobs when including the Applicant's related companies in the City of Muskegon. The Applicant anticipates this opportunity can result in capital investment of up to \$10 million in the City of Muskegon. The requested incentive amount from the MSF is \$540,000 in the form of a performance-based grant. Please see below for more information on the recommended action.

RECOMMENDATIONS

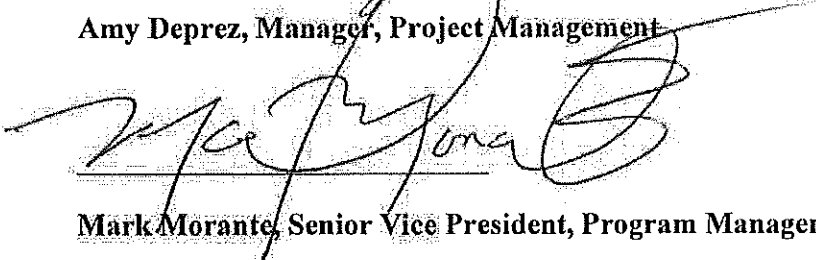
MEDC Staff recommends (the following, collectively, "Recommendation"):

- a) Approval of the MBDP Proposal as outlined in the attached term sheet (collectively, "MBDP Proposal");
- b) Closing the MBDP Proposal, subject to available funding under the MBDP at the time of closing ("Available Funding"), satisfactory completion of due diligence, (collectively, "Due Diligence"), finalization of all MBDP transaction documents, and further subject to the following terms and conditions:
 - a. Commitment will remain valid for 90 days with approval for MSF Fund Manager to extend the commitment an additional 30 days.

APPROVAL AUTHORITY – MBDP SUPPORT MEMO
Michigan Economic Development Corporation



Amy Deprez, Manager, Project Management

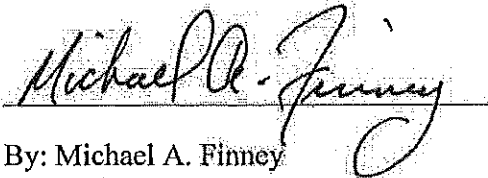


Mark Morante, Senior Vice President, Program Management

The Recommendation is approved subject to Available Funding and Completion of Due Diligence, and execution of all MBDP transaction documents, all in accordance with the MBDP and its guidelines:

Note: To utilize the delegation authority granted by the MSF Board, the approval of the Chairperson, and either the MSF Fund Manager of the MSF State Treasurer Director, are required for this commitment under the MBDP:

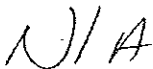
Michigan Strategic Fund



By: Michael A. Finney
Its: Chairman



By: Michael Pohnl
Its: Fund Manager



By: Andy Dillon, State Treasurer
Its: Director

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MICHIGAN BUSINESS DEVELOPMENT PROGRAM Performance Based Grant - Term Sheet

The following is a summary of the highlights of the project and basic terms for which the Company desires grant support from the Michigan Strategic Fund ("MSF") under the Michigan Business Development Program ("MBDP"). While the MBDP is operated and funded through the MSF, recommendation for approval of a MBDP Incentive award is presented by the Michigan Economic Development Corporation ("MEDC") to the MSF.

Date: 4/23/2012

1. **Company Name:** Muskegon Castings Corp. d/b/a Port City Group ("Company" or "Applicant")
2. **Company Address:** 1985 E. Laketon Avenue
Muskegon, Michigan 49442
3. **Project Address ("Project"):** 2121 Lallimer Drive
(if different than above) Muskegon, Michigan 49442
4. **MBDP Incentive Type:** Performance Based Grant
5. **Maximum Amount of MBDP Incentive:** Up to \$540,000 ("MBDP Incentive Award")
6. **Base Employment Level:** 186
The number of jobs currently maintained in Michigan by the Company based on data submitted by the Company to the MEDC reflecting the Company's statewide employment level in Michigan prior to the proposed project. The Base Employment Level, including identification of the Company data used to establish this level, shall be included in the final MBDP Incentive Award agreement ("Agreement") between the MSF and the Company.
7. **Total Qualified New Job Creation:** 55
(above Base Employment Level)
The minimum number of total Qualified New Jobs the Company shall be required to create in Michigan (above the Base Employment Level), in addition to satisfying other milestones if applicable, to be minimally eligible to receive the full amount of the MBDP Incentive Award. Each Qualified New Job must be performed for consideration by a Michigan resident (whose Michigan income taxes are withheld as required),

and each Qualified New Job must be in excess of the Base Employment Level. The final terms and conditions of the requirements for the minimum number of Qualified New Jobs that must be created, including provisions addressing disbursements of portions of the MBDP Incentive Award, and the effects of short-term layoffs, furloughs, or similar gaps in employment on the required minimum hours per week, shall be included in the final Agreement.

a. **Start Date for Measurement of Creation of Qualified New Jobs:** **Date of Approval of MSF Award**

8. **Company Investment:** **\$10,000,000**

9. **Municipality supporting the Project:** **City of Muskegon**

a. **Municipality Support:** One of the conditions of execution of the final Agreement is the requirement that the municipality shall have committed to provide a property tax abatement in support of this project. The final terms and conditions demonstrating this support shall be included in the final Agreement.

10. **Disbursement Milestones:** The final terms and conditions of each of the disbursements of any portion of the MBDP Incentive Award shall be included in the final Agreement, including that before any disbursement is made to the Company, the Company must have maintained: (i) the Base Employment Level (exclusive of the number of Qualified New Jobs then created) and (ii) any Qualified New Jobs created for which disbursements by the MSF have been made, and must otherwise be in compliance with all terms and conditions of the final Agreement, and further shall include:

a. **Disbursement Milestone 1:** **Up to \$135,000** Upon demonstrated verification of securing ownership of the manufacturing facility located at 2121 Lattimer Avenue, Muskegon, Michigan 49442 and verification of final approval of municipality support by no later than July 1, 2012.

b. **Disbursement Milestone 2:** **Up to \$135,000** Upon completion of Disbursement Milestone 1, and upon demonstrated creation of 15 Qualified New Jobs above the Base Employment Level, by no later than April 30, 2013.

- c. **Disbursement Milestone 3:** Up to \$135,000 Upon completion of Disbursement Milestone 1 and Disbursement Milestone 2, and upon demonstrated creation of 25 additional Qualified New Jobs above the Base Employment Level, by no later than April 30, 2014.
- d. **Disbursement Milestone 4:** Up to \$135,000 Upon completion of Disbursement Milestone 1, Disbursement Milestone 2, Disbursement Milestone 3, and upon demonstrated creation of 15 additional Qualified New Jobs above the Base Employment Level by no later than April 30, 2015. Further upon demonstration that Muskegon Castings Corporation created or caused the creation of 45 additional jobs by Muskegon Castings Corporation located at 1985 E. Laketon Avenue, Muskegon, Michigan 49442; or Port City Customs Plastics located at 1868 Port City Boulevard, Muskegon, Michigan; or Port City Tech located at 2281 Port City Boulevard, Muskegon, Michigan; or Alloy Resources located at 2281 Port City Boulevard, Muskegon, Michigan; or Port City Metal Products located at 2350 Black Creek Road, Muskegon, Michigan 49444, by no later than April 30, 2015.

11. Repayment Provisions:

Repayment provisions are required by law. The Repayment terms and conditions will be effective through the Term of the Agreement and shall be defined in the final Agreement. The final repayment provisions may require repayment of some or all of the disbursements made by the MSP, including if the Company moves 25% or more of their employees or operations for the Project out of Michigan, if the Company fails to maintain the Base Employment Level in Michigan, if the Company fails to maintain the Qualified New Jobs incited by this Award.

The Final Agreement will have a covenant that the statewide employment for the companies listed on the application must be maintained at or above 450 for the Term of Agreement or the Company will be in default of the Agreement. The companies include Muskegon Castings Corp., Port City Custom Plastics, Port City Castings Corp., and Port City Metal Products.

12. Reporting Requirements:

Periodic reporting will be required with this program. The detailed information needed from the Company will be included in the final Agreement, but will include Project reporting for such things as: amount of proposed incentive, amount of actual incentive received by Company; amount of proposed and actual investment made by Company for Project; the committed number of new jobs and the actual number of new jobs created as a result of the Project; the educational attainment of the employees hired; the number of new patents, copyrights, or trademarks applied for and issued to the Company; the number of licensing agreements by the Company and the number of such licensing agreements entered into by the Company with Michigan based firms; and any products commercialized by the Company.

13. Public Announcements:

The Company shall not make, or cause, any announcement of the proposed MBDP Incentive Award parameters outlined in this letter before the date of approval by the MSF of the MBDP Incentive Award, unless prior authorized and coordinated with the MEDC.

Any final MBDP Incentive Award is contingent upon several factors, including: (i) submission by the Company of a completed application and all other documentation required under the MBDP; (ii) satisfactory municipality support; (iii) available MSF funding; (iv) completion of financial review, business integrity review, required background checks, and other business and legal review and due diligence as required, and the results of which must be satisfactory to the MEDC, the MSF, and as applicable, the Chief Compliance Officer; (v) approval of an award by the MSF, and (vi) execution of a final Agreement containing the established milestones, repayment terms, reporting requirements, and all other detailed terms and conditions, required by the MSF.

If the Company is interested in the MEDC pursuing a recommendation to the MSF for a possible MBDP Incentive Award for the Company along the above parameters, please sign and date this Term Sheet. If the MEDC does not receive the signed Term Sheet from the Company by April 27, 2012, the MEDC may not be able to proceed with any recommendation to the MSF.

Muskegon Castings Corp. d/b/a Port City Group

By: [Signature]

Its: PRESIDENT

Dated: 4/30/12

Acknowledged as received by:

Michigan Economic Development Corporation

By: [Signature]

Its: Sr. Regional Project Manager

Dated: 4-30-12