



HOUSE of REPRESENTATIVES

STATE OF MICHIGAN

Appropriations Requests for Legislatively Directed Spending Items

1. The sponsoring representative's first name:
Joe
2. The sponsoring representative's last name:
Tate
3. The cosponsoring representatives' names. All cosponsors must be listed. If none, please type 'n/a.' A signed letter from the sponsor approving the co-sponsorship and a signed letter from the member wishing to co-sponsor are required. Attach letters at question #9 below.
N/A
4. Name of the entity that the spending item is intended for:
Invest Detroit Foundation
5. Physical address of the entity that the spending item is intended for:
950 Selden, Detroit, MI 48201
6. If there is not a specific recipient, the intended location of the project or activity:
Invest Detroit Foundation
7. Name of the representative and the district number where the legislatively directed spending item is located:
Joe Tate, 9th District
8. Purpose of the legislatively directed spending item. Please include how it provides a public benefit and why it is an appropriate use of taxpayer funding. Please also demonstrate that the item does not violate Article IV, S 30 of the Michigan Constitution.
The Jefferson Hub is a \$50M redevelopment project that will reactivate a 115,000 SF vacant middle school into a modern entrepreneurial center for small businesses and supporting organizations in midtown Detroit. The building was purchased and is being redeveloped by Invest Detroit. In addition to Invest Detroit moving its headquarters and office into the space, the building will house approximately 40 new tenants, 10-12 of which are mission-based businesses offered reduced rents, with the goal of mixing entrepreneurs with support organizations and capital providers The building will offer

turn-key office space that can fit each business's needs from 150 SF to 10,000 SF, as well as shared amenities include conference and board rooms, a lounge, and a central 70-seat event center. There will also be a partner managing and programming the space to offer connections to small business supportive services and capital providers

The funding from this award would go toward supporting the remaining funding gap in the project, support building management, lease up operating expenses, and activities that lead to collaboration between entrepreneurs and support entities/capital providers, help offer mission-based organizations small businesses reduced rental rates (including build out expenses, and technical assistance program support for small businesses.

9. Attach documents here if needed:

Attachments added to the end of this file.

10. The amount of state funding requested for the legislatively directed spending item.

3000000

11. Has the legislatively directed spending item previously received any of the following types of funding? Check all that apply.

["State"]

12. Please select one of the following groups that describes the entity requesting the legislatively directed spending item:

Non-profit organization

13. For a non-profit organization, has the organization been operating within Michigan for the preceding 36 months?

Yes

14. For a non-profit organization, has the entity had a physical office within Michigan for the preceding 12 months?

Yes

15. For a non-profit organization, does the organization have a board of directors?

Yes

16. For a non-profit organization, list all the active members on the organization's board of directors and any other officers. If this question is not applicable, please type 'n/a.'

Matthew P. Cullen – Chair; Roderick D. Gillum – Vice Chair; Paul Trulik - Secretary & Treasurer; David Blaszkiewicz (Ex-Officio Board Member); Larry Brinker, Jr.; JoAnn Chàvez; Antoine M. Garibaldi, Ph.D.; Wendy Lewis Jackson; Michael Land; Brenda

Lawrence; Charles McClure; Paul Mozak; Daniel A. Nissenbaum; Chris Rizik; Alan S. Schwartz; Laura Trudeau

17. "I certify that neither the sponsoring representative nor the sponsoring representative's staff or immediate family has a direct or indirect pecuniary interest in the legislatively directed spending item."

Yes, this is correct

18. Anticipated start and end dates for the legislatively directed spending item:

Start Date: October 1, 2025 End Date: December 31, 2026

19. "I hereby certify that all information provided in this request is true and accurate."

Yes



Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 1126
Detroit, Michigan 48226

Phone 313•224•3400
Fax 313•224•4128
www.detroitmi.gov

April 22, 2025

Re: Support for FY 26 Legislatively Directed Spending Request for Jefferson Hub Project

To Whom It May Concern:

I'm writing on behalf of the City of Detroit to express our strong support for the request for funds to support the Jefferson Hub project led by Invest Detroit.

Invest Detroit has supported vital work in the city of Detroit for the last 30 years. To date, they have invested more than \$590 million and leveraged more than \$4.2 billion of outside investment to support small businesses, startups, real estate development, and neighborhood revitalization, all key priorities of the City of Detroit administration. Their Jefferson Hub project in Midtown is a \$50 million project that will reactivate a 115,000 SF vacant middle school into a modern entrepreneurial center for small businesses and supporting organizations in Detroit. In addition to Invest Detroit moving its headquarters and office into the space, the building will house approximately 40 new tenants, 10-12 of which are mission-based businesses that will be offered reduced rents. The goal is to mix entrepreneurs with support organizations and capital providers all in one building.

I have known the team at Invest Detroit for the past several years and worked closely with them on several important public policy issues. Their efforts to support Detroit small businesses and entrepreneurs with access to capital, technical assistance, and other support have been incredibly impactful. Their work on commercial corridors brings much-needed focus to an underinvested area, both for emerging Detroit developers who are rehabbing vacant buildings as well as local entrepreneurs who are opening new neighborhood businesses.

Invest Detroit is one of our vital partners, and their commitment to the city of Detroit, its residents, small businesses, and entrepreneurs is critical to ensuring successful development and revitalization now and into the future.

This project has the full support of the City, and we ask for your support to help make this proposed project a reality. Please feel free to reach out to me with any questions or additional information at Hassan.beydoun@detroitmi.gov or (313) 671-8531.

Sincerely,

Hassan Beydoun
Group Executive of Economic Development
Counsel to the Mayor
City of Detroit



April 22, 2025

Re: Support for FY 26 Legislatively Directed Spending Request for Jefferson Hub Project

Dear Legislators:

I'm writing on behalf of Midtown Detroit, Inc. to express our strong support for Legislatively Directed Spending request to support the Jefferson Hub project led by Invest Detroit.

Invest Detroit has supported vital work in the city of Detroit for the last 30 years. To date, they have invested more than \$590 million and leveraged more than \$4.2 billion of outside investment to support small businesses, startups, real estate development, and neighborhood revitalization, all key priorities of the City of Detroit administration. Their Jefferson Hub project in Midtown is a \$50 million project that will reactivate a 115,000 SF vacant middle school into a modern entrepreneurial center for small businesses and supporting organizations in Detroit. In addition to Invest Detroit moving its headquarters and office into the space, the historic building will house approximately 40 new tenants, 10-12 of which are mission-based businesses offered affordable rents. The goal is to mix entrepreneurs with support organizations and capital providers all in one building.

I have known the team at Invest Detroit for many years and worked closely with them on several important public policy issues. Their efforts to support Detroit small businesses and entrepreneurs with access to capital, technical assistance, and other support have been incredibly impactful. Their work on commercial corridors brings much-needed focus to an underinvested area, both for emerging Detroit developers who are rehabbing vacant buildings as well as local entrepreneurs who are opening new neighborhood businesses.

Invest Detroit is one of our vital partners, and their commitment to the city of Detroit, its residents, small businesses, and entrepreneurs is critical to ensuring successful development and revitalization now and into the future.

This project has the full support of our organization, and we ask for your support to help make this proposed project a reality. Please feel free to reach out to me with any questions or additional information about our organization or Invest Detroit at melanie@midtowndetroitinc.org or by phone at 313.265.9266.

Sincerely,

A handwritten signature in black ink, appearing to read "Melanie A. Markowicz".

Melanie A. Markowicz
Executive Director