



**MICHIGAN ECONOMIC**  
DEVELOPMENT CORPORATION

3/19/2024

Dan Cooke, Partner  
Cooke Coaching, LLC  
8250 Granite Court  
Dexter, Michigan 48130

**Re: Letter of Interest – Exhalt Fitness Pinckney (BMC) (“Project”)**

Dear Dan Cooke:

Thank you for giving the Michigan Economic Development Corporation (the “MEDC”) the opportunity to review your proposed Project in the Village of Pinckney. We appreciate the economic development benefits that this project is intended to achieve. The project is anticipated to rehabilitate a functionally obsolete 2,500 square foot building in the downtown corridor of Pinckney. These improvements are likely to have a positive impact on the local and state economy.

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 of economic support for the Project. The MEDC currently anticipates a possible recommendation for an award under the Build MI Community Initiative (BMC) in the form of a grant, in the amount of **up to** \$250,000, or approximately 33% of eligible investment for the Project. In addition to the conditions set forth below, the MEDC reserves the right to have a cost and plan review performed by an independent third-party reviewer contracted by the MEDC and paid at the sole expense of the Applicant.

Per the IRS, funds from grant programs which support businesses are considered gross taxable income for the recipient. All grant recipients will receive a 1099-G form and are responsible for the tax reporting regarding these payments. Please consult with a tax accountant with any questions.

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

This letter does not embody all of the terms and conditions of the BMC initiative 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 or any other entity to extend economic support of any kind to the Applicant or for the Project. Proceeding toward an MEDC recommendation for the Project is contingent upon several factors, the form, substance and results of which must be satisfactory to the MEDC 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 MEDC funding, as applicable (iv) completion of financial review, as applicable, (v) required background checks, and all other business and legal review and due diligence, and (vi) 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 March 26th, 2024, or this letter of interest will expire. Additionally, Projects that fail to receive an MEDC recommendation of an award by June 17<sup>th</sup> 2024 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 Holden Branch or by email at [branchh2@michigan.org](mailto:branchh2@michigan.org).

Sincerely,

Holden Branch, Community Development Manager  
Michigan Economic Development Corporation

DocuSigned by:  
  
C27BE7CB59EB419...

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

Applicant:

DocuSigned by:  


3/20/2024

Date: \_\_\_\_\_

Cooke Coaching, LLC ("Applicant")

By: Dan Cooke

Its: Partner

- cc: Paula Holtz, Managing Director/Region 7/9  
Jake Winder, Director/CD Incentives  
Lisa Edmonds, CD Quality Specialist  
Julius Underwriter, Director/Commercial Real Estate Investment  
Linda Lavey, Village of Pinckney President  
Sharon Cassidy, Group Administrative Assistant