

**MINUTES
REGULAR MEETING
MICHIGAN INTERNATIONAL TECHNOLOGY CENTER
REDEVELOPMENT AUTHORITY BOARD**

DATE: Wednesday, January 17, 2023
TIME: 9:00 a.m.
PLACE: Northville Township Hall

1. Call to Order

Chair Heise called the meeting to order at 9:02 a.m.

2. Roll Call

PRESENT: Chair Heise, Vice Chair Abbo, Secretary Heitman, Member Cerny and Member Vig

ABSENT: None

3. Introduction of Guests

Consultants, audience members, and board members in attendance introduced themselves.

4. Agenda

Motion by Abbo to approve the Agenda, seconded by Heitman.

AYES: Heise, Abbo, Heitman, Cerny, and Vig

NAYS: None

Motion Approved

5. Approval of Minutes

Motion by Abbo to approve the October 26, 2022, Regular Meeting Minutes and December 6, 2022, Special Meeting Minutes, seconded by Vig.

AYES: Heise, Abbo, Heitman, Cerny, and Vig

NAYS: None

Motion Approved

6. New Business

a. 4th Quarter Financial Update

Ms. Wendy Hillman provided the unaudited 4th quarter 2022 financial report to the MITC Board and presented a brief summary of the results. Most 2022 revenue and

expenses were associated with the \$1,000,000 Michigan Infrastructure Grant. The MITC year-end fund balance was \$103,000. The 2022 financial audit is scheduled for March 2023.

Ms. Hillman also provided a summary of Michigan Infrastructure Grant spending. A \$500,000 Michigan DOT grant was awarded to MITC, and 50% of the funding has been received. Activities are underway to finalize a \$2,000,000 HUD Community Project Grant.

Motion by Abbo to receive and file the MITC 4th quarter 2022 financial report, seconded by Vig.

AYES: Heise, Abbo, Heitman, Cerny, and Vig

NAYS: None

Motion Approved

b. Approval of the OHM Engineering Services Agreement

Gary Roberts reported the receipt and evaluation of two responses to the MITC Request for Qualifications (RFQ) for Phase 2 Five Mile Road Engineering Services. He recommended approval of an agreement with OHM Advisors based on familiarity with the project.

Motion by Heitman to approve the OHM Engineering Services Agreement for Phase 2 Five Mile Road Engineering Services (Ridge Road to Napier Road), seconded by Abbo.

AYES: Heise, Abbo, Heitman, Cerny, and Vig

NAYS: None

Motion Approved

c. Approval of the OHM Environmental Services Agreement

Gary Roberts reported that an environmental impact assessment of the public portion of sanitary sewer system westerly extension is required for the HUD Community Project Grant. He recommended approval of a services agreement with OHM Advisors, based on capabilities and familiarity with the project, to perform the needed environmental services.

Motion by Vig to approve the OHM Environmental Services Agreement for the Public Portion of Sanitary Sewer System Westerly Extension, seconded by Cerny.

AYES: Heise, Abbo, Heitman, Cerny, and Vig

NAYS: None

Motion Approved

7. Development Update

a. Johnson Creek Improvements Update

Mr. Roberts reported that the project engineering and construction are fully funded by the U.S. Environmental Protection Agency, and construction will begin in the spring of 2023.

b. Update on MITC Parcel Development

Mr. Roberts provided the following updates on the redevelopment of MITC parcels:

- Parcels 3, 4, and 5 – two potential developers have shown interest in Parcel 3; no recent interest in Parcels 4 and 5.
- Parcel 6 – inquiry activity only.
- Parcels 7/8 – Parcel 7 to be redeveloped for single family, attached and/or detached, residences; possible future development of Parcel 8, where access is hindered by wetlands.
- Parcel 9 (western 25 acres) - under contract to be redeveloped by Northville Lumber Co.; the due diligence period has been extended, and the developer is in the zoning and site plan review process.
- Parcel 9 (remainder) – developer interest has been expressed for 12 acres east of the Northville Lumber Co. parcel.
- Parcel 10 – under contract with Jones Development, with closing anticipated in early 2023; developer plans to initially construct a 670,000 sq. ft. building for distribution/light industrial tenants and one 150,000 sq. ft. building, followed by a second 150,000 sq. ft. building.

Plymouth Township has approved site plans and an Industrial Development District (IDD) for Parcel 10. The developer will construct the needed water main extension and on-site storage tank, with reimbursement from MITC through the Act 381 brownfield tax increment financing program. Sanitary sewer service extension from Parcel 13 to Parcel 10 is being engineered.

- Parcel 11 – Northville Downs at Plymouth Township has executed a purchase agreement with Hillside Ridge Road Holdings West, LLC to acquire Parcel 11 and has submitted a PUD application to Plymouth Township to redevelop the parcel into a harness racing facility with possible future gaming addition.
- Parcel 12 – owned by Hillside Ridge Road Holdings West, LLC; no recent activity.
- Parcel 13 – owned by Hillside Ridge Road Holdings East, LLC; no recent activity.

- Parcel 14 – Brookwood Partners has cleared land and begun construction of a 270,000 sq. ft., multi-tenant, distribution/light manufacturing building along Ridge Road; developer plans to apply for IDD designation and construct additional buildings.
- Parcel 15 – the State Land Bank and REDICO are still negotiating a land sale whereby the State Land Bank will retain ownership of approximately 30 acres in the southeast corner of the parcel; a large, single-tenant, retail user is under contract for a portion of the site along Five Mile Road; out-lot developments are planned for other parts of the REDICO parcel.

c. Update on DTE Substation Project

A DTE representative reported that the finalization of project designs is on temporary hold while the company is waiting to secure necessary rights-of-way (ROW) and easements. Dedicated ROWs along Five Mile Road are needed from the two townships, the City of Detroit (Parcel 10), and other parcel owners.

8. Update on State of Michigan Funding and Local Bonding Requests

Chair Heise reported that he and Mr. Abbo need to meet with Wayne County to formulate a new lobbying strategy to seek \$25 million in roadway infrastructure funding from the current state legislature and administration, which must decide how to allocate a budget surplus of over \$9 billion. He also stated that since MITC redevelopment projects will soon be generating sufficient Act 381 tax increment revenues, MITC should consider a \$25 million bond issue, hopefully jointly with Wayne County, as another option to pay for the roadway infrastructure improvements. Chair Heise suggested pursuing both options simultaneously.

9. Board Member Comments

There were no comments from the Board Members.

10. Stakeholder and Public Comments

There were no comments from stakeholders or the public.

11. Adjournment

Motion to adjourn by Abbo, second by Vig.

AYES: Heise, Abbo, Heitman, Cerny, and Vig

NAYS: None

Motion Approved

Meeting adjourned at 9:43 a.m.



Minutes approved on April 17, 2023.

A handwritten signature in black ink that reads "J Harless". The signature is written in a cursive style with a large, sweeping initial "J" and a long, horizontal tail stroke.

James Harless, PhD, CHMM
Recording Secretary