

MINUTES
QUARTERLY MEETING OF THE BOARD OF DIRECTORS
MICHIGAN INTERNATIONAL TECHNOLOGY CENTER
REDEVELOPMENT AUTHORITY

DATE: Monday, October 25, 2021
TIME: 9:00 a.m.
PLACE: Plymouth Township Hall and Teleconference

1. Call to Order

Chair Heise called the meeting to order at 9:04 am.

2. Roll Call

PRESENT: Chair Heise, Secretary Heitman, and Member Vig

ABSENT: Vice Chair Abbo and Member Cerny

3. Agenda

Motion by Vig to approve the Agenda as amended to add Item 5.c. Approval of the 2022 Budget; seconded by Heitman

AYES: Heise, Heitman, Vig

NAYS: None

Motion Approved

4. Approval of the Minutes of the July 26, 2020 Quarterly Meeting and September 8, 2020 Special Meeting

Motion by Heitman to approve the July 26, 2021 and September 8, 2021 meeting minutes; seconded by Vig.

AYES: Heise, Heitman, Vig

NAYS: None

Motion Approved

5. New Business

a. MITC Parcel 13 (Hillside East) Ac 381 Work Plan Update

James Harless and MEDC have been addressing comments and revisions concerning the Parcel 13 Act 381 Work Plan as part of MEDC's review and approval process. Final MEDC comments will be addressed and a final Work Plan will be submitted by October 27, 2021. Approval is expected at the January MSF Board meeting. MEDC has also requested and received background check information for key MITC and Hillside personnel.

b. Update from the State Land Bank Authority

Jim Tischler reported that in August Northville Township requested that the township owned MITC parcels be temporarily transferred to the State Land Bank to hold for redevelopment. The preparation of a transfer agreement is in process, with a draft agreement expected to be completed by November 5, 2021.

Gary Roberts emphasized the need for haste in completing the agreement and transfer because of potential developer interest in some of the parcels.

c. Approval of the 2022 MITC Budget

Wendy Hillman presented and discussed the 2022 annual budget for MITC. The \$663,900 budget includes reimbursements of approximately \$110,000 to each township for previous MITC administrative expenses, \$139,000 for 2022 administrative expenses, and \$304,000 for infrastructure engineering services. An estimated fund balance of \$403,744 was proposed to be retained for 2023 operating costs.

Discussion ensued with Gary Roberts advocating for allocating more of the available funds to infrastructure engineering services to become more "shovel ready" in preparation for future state and federal funding. The MITC board preferred the budget as presented but remain open to future budget amendments in response to changing circumstances.

Motion by Heitman to approve the 2022 budget as presented; seconded by Vig.

AYES: Heise, Heitman, Vig

NAYS: None

Motion Approved

Gary Roberts requested the MITC board authorize Chair Heise to approve a contract with OHM to commence the infrastructure engineering work included in the 2022 budget upon receipt of the state grant funding and an amended proposal from OHM.

Motion by Chair Heise to authorize the chair to execute a contract with OHM to provide infrastructure engineering services at a cost not to exceed the approved 2022

budget for those services, upon concurrence of MITC's legal counsel, when funding is available; seconded by Heitman.

AYES: Heise, Heitman, Vig

NAYS: None

Motion Approved

6. Administrative Matters

a. Update on Possible Funding Initiatives

Chair Heise reported that MITC has been awarded a \$1 million operations grant from the State of Michigan, which will be administered by either the MEDC or State Land Bank. This grant is the source of funding for the approved 2022 MITC budget.

MITC continues to seek funding for infrastructure projects from various sources, including state and county allocations from the American Rescue Plan.

7. Development Update

a. Marketing Grant Closeout Report

Gary Roberts reported that the \$100,000 Site Readiness Grant from the MEDC has been closed out. The closeout report was issued to the MEDC on October 14, 2021 and was accepted. Mr. Roberts provided a brief summary of activities funded by the grant.

Motion by Heitman to approve receive and file the Closeout Report; seconded by Vig.

AYES: Heise, Heitman, Vig

NAYS: None

Motion Approved

b. Johnson Creek Improvements Update

Gary Roberts reported that work is progressing on the \$400,000 federally funded study and improvement project for approximately two miles of Johnson Creek, including the portion that traverses the MITC Redevelopment area. There will be a public presentation of the 60% progress report on December 14, 2021, at the Northville Township offices.

c. Update on MITC Parcel Development

Gary Roberts reported that new MITC marketing signs will soon be posted on the Northville Township parcels. Mr. Roberts and others reported the following development activities on MITC parcels:

- A potential developer is interested in the western portion of Parcel 9.

- Some interest in Parcel 10 was noted.
- A development/acquisition agreement between Adient and a developer for Parcel 14 is imminent.
- REDICO is still in discussions with the State Land Bank over acquisition and redevelopment of all or part of Parcel 15.
- The first development in the Ridge 5 Corporate Park, a 30,000-40,000 square-foot, warehouse and showroom for decorative stone products, is pending.
- Commercial development near the Five Mile Road and Beck Road intersection is proceeding well.

d. Update on DTE / ITC Substation

Jacqueline Young of DTE reported that conditional site plan approval has been received, and the final site plan has been submitted to Northville Township for approval. The construction permit is being reviewed by Wayne County, with construction estimated to begin in December 2021 and be completed by Fall 2022.

Adelaide Pascaris of ITC reported that ITC is coordinating their plans with DTE and conducting preliminary geotechnical assessments of the power line route.

8. 2022 Meeting Schedule Approval

Chair Heise presented the following 2022 meeting schedule for discussion:

- January 24, 2022
- April 25, 2022
- July 25, 2022
- October 24, 2022

There were no objections or changes to the proposed schedule.

Motion to approve the 2022 meeting schedule by Heitman; seconded by Vig.

AYES: Heise, Heitman, Vig
NAYS: None

9. Board Member Comments

There were no Board member comments.

10. Stakeholder Comments

An MEDC representative reported that funding for the Site Readiness Grant program is available.

11. Public Comments

There were no public comments.

12. Adjournment

Motion to adjourn by Vig, seconded by Heitman

AYES: Heise, Heitman, Vig

NAYS: None

Motion Approved

Meeting adjourned at 9:55 a.m.

Minutes approved on January 24, 2022.

James Harless, PhD, CHMM

Recording Secretary