

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

**DATE:** Wednesday, December 6, 2022  
**TIME:** 9:00 a.m.  
**PLACE:** Plymouth 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. Agenda**

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

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

NAYS: None

**Motion Approved**

**4. New Business**

**a. Approval of the JD 5 Mile, LLC TIF Reimbursement Agreement**

Mr. Cameron Cooper, representative for Jones Development, provided an overview of the proposed development. Three logistics/industrial buildings are planned for the site, with construction of the first two scheduled to begin in the spring of 2023. The developer will fund extension of a 12-inch water main to the property and construction of a ground storage tank on the property.

The costs of these water infrastructure improvements have been approved by the MSF for reimbursement with MITC tax increment revenues (TIR). Mr. Steve Mann, MITC legal Counsel, presented a summary of the proposed Reimbursement Agreement between MITC and JD 5 Mile, LLC, which describes the terms and conditions for MITC's use of TIR to reimburse of water infrastructure improvement costs incurred by JD 5 Mile, LLC.

MOTION by Abbo to approve the JD 5 Mile, LLC Reimbursement Agreement, seconded by Vig.

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

NAYS: None

**Motion Approved**

**b. Approval of OHM Contract Amendment**

Mr. Gary Roberts, MITC planning consultant, requested increase OHM's existing infrastructure engineering contract by \$34,700 to support accelerated work with the CSX Railroad for engineering and coordination of rail crossings needed for MITC infrastructure improvements. Mr. Roberts then provided a summary of the work to be performed and the need for accelerated work to meet projected construction schedules.

MOTION by Abbo to approve the OHM contract amendment, seconded by Cerny.

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

NAYS: None

**Motion Approved**

**c. Approval of Stantec Contract for Engineering of Five Mile Corridor Public Sewer Improvements**

Mr. Roberts requested approval of a \$181,500 contract with Stantec to provide engineering services for the design of public sewer infrastructure improvements to serve MITC parcels 6 and 10 and the eastern portions of MITC Parcel 9. He then provided a summary of the public sewer project and the work to be performed by Stantec.

MOTION by Abbo to approve the Stantec contract for engineering of Five Mile Corridor public sewer improvements, seconded by Vig.

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

NAYS: None

**Motion Approved**

**5. Board Member Comments**

Chair Heise reported that there has been no progress on the redevelopment of MITC Parcel 13 and that the owner (Hillside) has not yet paid 2022 property taxes on Parcels 11, 12, or 13. Chair Heise has scheduled a meeting with the owner.

Mr. Heitman reported that redevelopment work is proceeding on MITC Parcel 14, with site preparation underway.

**6. Stakeholder and Public Comments**

There were no comments from stakeholders or the public.

**7. Adjournment**

MOTION to adjourn by Heitman, second by Abbo

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

NAYS: None

**Motion Approved**

Meeting adjourned at 10:02 a.m.

Minutes approved on January 17, 2023.



James Harless, PhD, CHMM  
Recording Secretary