

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

**DATE:** Monday, April 26, 2021  
**TIME:** 9:00 a.m.  
**PLACE:** Plymouth Township Hall and Teleconference

**1. Call to Order**

Chair Heise called the meeting to order at 9:00 a.m.

**2. Roll Call**

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

ABSENT: None

**3. Agenda**

Motion by Abbo to approve the Agenda, seconded by Vig

AYES: Heise, Abbo, Heitman, Cerny, Vig

NAYS: None

**Motion Approved**

**4. October 26, 2020 Meeting Minutes**

Motion by Heitman to approve the January 25, 2021 meeting minutes, seconded by Cerny

AYES: Heise, Abbo, Heitman, Cerny, Vig

NAYS: None

**Motion Approved**

**5. New Business**

**a. Update from the State Land Bank Authority**

James Tischler reported that MITC's request for state funding is being actively considered in the state's current budgetary process. He also reported that the MSF has adopted revised guidance for approval of Act 381 Work Plans. The new guidance favors MITC in that transfers of property into the State Land Bank for eligibility purposes will now be treated more favorably.

**b. Brownfield Plan and Infrastructure Work Plan Updates**

James Harless provided an overview of the strategy behind the proposed actions related to the MITC brownfield program. MITC will accept the transfer of the Plymouth Township Site #3 (MITC Parcel 13) Brownfield Plan to MITC, amend

that plan to include additional adjacent and contiguous parcels and the revised Parcel 13 eligible activities, and amend the MITC Base Brownfield Plan to remove the parcels included in the Parcel 13 plan.

**i. Approval of Site #3 Brownfield Plan Transfer**

Motion by Heise to approve transfer of the Site #3 Brownfield Plan, seconded by Heitman

AYES: Heise, Abbo, Heitman, Cerny, Vig  
NAYS: None

**Motion Approved**

**ii. Approval of MITC Base Brownfield Plan Amendment 2**

Motion by Heise to approve the Base Brownfield Plan, Amendment 2, seconded by Vig

AYES: Heise, Abbo, Heitman, Cerny, Vig  
NAYS: None

**Motion Approved**

**iii. Approval of Parcel 13 Brownfield Plan Amendment**

Motion by Heise to approve the Parcel 13 (Site #3) Brownfield Plan Amendment, seconded by Abbo

AYES: Heise, Abbo, Heitman, Cerny, Vig  
NAYS: None

**Motion Approved**

**c. MITC Policies and Procedures for Brownfield Program**

James Harless provided a summary of the proposed policies and procedures for including properties in the MITC brownfield program and for reviewing and approving eligible activities, brownfield plans, and Act 381 work plans.

Motion by Heise to approve the Policies and Procedures, seconded by Heitman

AYES: Heise, Abbo, Heitman, Cerny, Vig  
NAYS: None

**Motion Approved**

**d. Introduction of Wendy Hillman**

Wendy Hillman, Finance Director for Northville Township, was introduced as the new financial manager for MITC. Discussion of MITC's budget and financial operations and structure ensued. Vice Chair Abbo and Ms. Hillman will develop a plan for her support of MITC.

**e. Amendments to 2021 Budget**

Ms. Hillman reported that she has reviewed the MITC 2021 budget and will soon begin evaluating appropriate budget amendments to be presented at the July MITC Board meeting.

**f. Update on Annual Audit Activities**

Ms. Hillman reported that MITC had an approximately \$26,000 fund balance at the end of the 2020 fiscal year. She also provided a summary of the findings the recently-completed, first MITC audit.

**6. Administrative Matters**

**a. Funding from State of Michigan**

Chair Heise provided an update on MITC’s request for state funding for operations and initiation of the infrastructure design process. Local legislators are advocating for MITC in the current state budget discussions. Mr. Tischler reiterated that the State Land Bank also was advocating for MITC’s funding. After discussion, it was determined that any MITC appropriation should be routed through the State Land Bank. Representative Koleszar stated that MITC funding was a top priority for his office.

**b. Funding from Federal Government (COVID Relief)**

Chair Heise discussed efforts to obtain clarification from the federal government on potential uses of portions of the infrastructure funding allocated to the two townships. The goal is to expand eligibility to include some or all of the proposed MITC roadway infrastructure improvements.

**c. Authorization to select MITC Attorney**

Chair Heise noted that MITC’s former attorney had changed employers and requested Board approval for Vice Chair Abbo and himself to identify a replacement attorney and/or law firm for subsequent Board approval.

Motion by Heitman to authorize Heise and Abbo to identify a new attorney, seconded by Vig

AYES: Heise, Abbo, Heitman, Cerny, Vig  
NAYS: None

**Motion Approved**

**7. Development Update**

**a. Marketing and Development Update**

Gary Roberts provided an update on marketing and development activities in the MITC Redevelopment Area:

- The website is active, with current efforts focused on populating the public documents section
- The Village at Northville development is progressing, with ~85% of condominiums completed, and hotel construction has started.
- Several parties are interested in MITC Parcels 4-8
- A warehousing company has shown interest in developing Parcel 14

**b. Update on Gun Range remedial activities**

Bob Belair, Northville Township Public Services Director, reported that the initial lead remediation of the Gun Range parcels is complete at a cost of approximately \$325,000, which was under budget. Discussions about using the remaining funds for additional site remediation are underway.

**c. Update on DTE / ITC substation**

Jacqueline Young of DTE reported that design of the substation is progressing and that applications for construction permits should be forthcoming in a few months.

Adelaide Pascaris of ITC reported that coordination of transmission line activities continues and that construction is expected to begin in February 2022.

**d. Update on Hillside Development sites**

Gary Roberts and Chair Heise reported that local and state business attraction efforts are underway to convince a large international manufacturing company to site its American headquarters and R&D facilities in the Ridge 5 Corporate Park.

**8. Board Member Comments**

There were no Board member comments.

**9. Stakeholder Comments**

There were no stakeholder comments.

**10. Public Comments - None**

There were no public comments.

**11. Adjournment**

Motion to adjourn by Vig, second by Heitman.

AYES: Heise, Abbo, Heitman, Cerny, Vig  
 NAYS: None

**Motion Approved**

Meeting adjourned at 10:20 a.m.

Minutes approved on July 26, 2021.

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

James Harless, PhD, CHMM  
Recording Secretary