

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

**DATE:** Monday, July 25, 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,

ABSENT: Member Cerny (excused) and Member Vig (excused)

**3. Agenda**

Motion by Heitman to approve the Agenda, seconded by Abbo

AYES: Heise, Abbo, Heitman

NAYS: None

**Motion Approved**

**4. April 25, 2022 Meeting Minutes**

Motion by Abbo to approve the April 26, 2022 meeting minutes,

seconded by Heitman

AYES: Heise, Abbo, Heitman

NAYS: None

**Motion Approved**

**5. New Business**

**a. Approve Gun Range Parcels Reimbursement Request**

Ms. Wendy Hillman presented the NTBRA's reimbursement request for the Gun Range Parcels at the April MITC Board meeting and requested approval. After review, the MITC Operating Committee recommended approval.

Motion by Abbo to approve the NTBRA's reimbursement request for the approved Gun Range Parcels expenses, seconded by Heitman

AYES: Heise, Abbo, Heitman, Cerny, Vig

NAYS: None

**Motion Approved**

**b. Update on Brownfield Plans and Act 381 Work Plans - Information**

James Harless provided an overview of the current Brownfield Plans and Act 381 Work Plans after amendments approved at the April MITC board meeting.

Two plans, the Base BF Plan and Parcel 13 BF Plan, have been approved. The Base Plan includes MITC Parcels 2-5 and the Zhongding Parcel. Eligible activities and costs have been approved only for Parcels 2- 5 (Gun Range Parcels). Incremental tax increment revenues (TIR) captured from these parcels can only be used to reimburse MITC administrative costs and eligible costs of redevelopment.

The Parcel 13 Plan includes MITC Parcels 6-15. Eligible activities have been approved for Parcels 11/12 and 13, but no reimbursement requests have been submitted. TIR captured from these parcels can be used to reimburse MITC administrative costs and eligible costs of redevelopment and MITC infrastructure improvements.

The DTE Parcel is now ineligible to be included in either Brownfield Plan.

Two Act 381 Work Plans have been submitted to date: Gun Range Parcels (EGLE only) and Parcel 13 developer activities and MITC infrastructure improvements (MSF and EGLE). The Gun Range Parcels work plan was approved by the Michigan Department of Environment, Great Lakes, and Energy (EGLE), and the approved activities are complete. The Michigan Strategic Fund (MSF) eligible activities (developer and MITC infrastructure) in the Parcel 13 work plan have been approved by the MSF. The department specific (environmental) activities of the developer are still being reviewed by EGLE.

**c. Update on Transfer of Parcels 3-9 to the State Land Bank - Information**

Alan Helmkamp reported that Northville Twp. and the State Land Bank (SLB) are still working to prepare property transfer deeds that Wayne County will accept and file. When the deeds are accepted and filed, the transfer of land to the SLB will be complete.

**d. Update from the State Land Bank**

No update was provided.

## 6. Administrative Matters

### a. 2<sup>nd</sup> Quarter financial report

Ms. Hillman provided a financial summary memorandum and gave a brief verbal overview of MITC's financial status as of the end of the second quarter and reported that MITC has a \$92,000 fund balance.

She also provided a copy of the 2022 financial audit report from the organization's accountants.

Ms. Hillman provided a financial summary for the MI Infrastructure Grant awarded to MITC and reported that she is working with MEDC to prepare the Act 381 annual report for 2022.

Motion by Abbo to receive and file the second quarter financial report, seconded by Heitman

AYES: Heise, Abbo, Heitman

NAYS: None

**Motion Approved**

Motion by Heise to receive and file the 2022 financial audit report, seconded by Abbo

AYES: Heise, Abbo, Heitman

NAYS: None

**Motion Approved**

### b. Update on Various State and Federal Funding Initiatives

Chair Heise provided a summary of grant funding opportunities:

- MITC's application, partnering with Wayne County, for a U.S. Economic Development Administration grant was denied.
- MITC received a \$2,000,000 improvement grant from the U.S. Department of Housing and Urban Development. Chair Heise is working to understand what MITC redevelopment activities are eligible for funding. MITC desires to use the funding for sanitary sewer improvements.
- MITC has been told to assume it will receive another \$500,000 from the State of Michigan for infrastructure costs. Efforts are underway to confirm.

Mr. Helmkamp reported that MITC did not receive funding in the recently passed Michigan omnibus budget bill but may receive support in a fall supplemental budget bill. There will be an August 2<sup>nd</sup> meeting with Wayne County and others to discuss strategies for seeking funding in the supplemental budget.

## 7. Development Update

### a. Johnson Creek Improvements Update

Gary Roberts provided an update on the ongoing project to improve Johnson Creek. Approximately 80%-90% of the project engineering is complete at a cost of approximately \$400,000. The project team is currently acquiring access easements needed to perform the planned restoration work on the creek. The USEPA has allocated \$5,100,000 for the waterway restoration.

### b. Road and Sewer Projects Engineering Update

The MITC roadway improvements engineering by OHM Advisors is 70%-80% complete. The plans should be ready for construction bidding by the fall of 2022.

Engineering design work to extend potable water to MITC parcels 6-10 is underway by Northville Township.

Sanitary sewer upgrades to serve redevelopment projects west of Ridge Road are now a high priority. Northville Township will retain Stantec to conduct a needs study and prepare engineering plans for the sanitary sewer system extension. The engineering costs will be reimbursed by MITC using TIR captured from properties in the Parcel 13 Brownfield Plan.

### c. Update on MITC Parcel Development

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

- Parcels 2-5 - no recent activity
- Parcel 6 – some interest, but type of proposed retail redevelopment was not encouraged
- Parcels 7-8 – to be redeveloped for single family, attached and/or detached, residences; developer is in the due diligence period
- Parcel 9 (western 25 acres) – to be redeveloped by Northville Lumber Co.
- Parcel 9 (remainder) – possible interest by Veritas, since Parcel 13 is now too small for their proposed redevelopment
- Parcel 10 – under contract with Jones Development, which is in due diligence period; possible interest by EV battery manufacturer
- Parcel 11 – sold by current owner (Hillside) to company that proposes to build two warehouse/distribution buildings totaling approximately 500,000 sq. ft.
- Parcel 12 – still owned by Hillside; no recent activity
- Parcel 13 – proposed redevelopment is on hold; site is now too small for proposed user (Veritas)
- Parcel 14 – Brookwood Partners has received site plan approval for the first warehouse/distribution/light manufacturing building, along Ridge Road

groundbreaking is planned for fall 2022; more development likely in the next 12-18 months

- Parcel 15 – The State Land Bank and Redico are still negotiating a land sale; Redico has received proposals for redevelopment

#### **d. Update on DTE/ITC Substation Project**

The DTE representative reported that removal of unsuitable soils is planned for September 2022. DTE is currently working to secure needed easements and will begin the remainder of construction when substation design is completed. The site plan has changed and will be resubmitted to Northville Township for approval.

#### **8. Board Member Comments**

There were no Board member comments.

#### **9. Stakeholder Comments**

Chair Heise recognized Congresswoman Dingell, who was in attendance. She recommended that meetings between MITC board members and her staff be held to discuss infrastructure funding.

#### **10. Public Comments**

There were no public comments.

#### **11. Adjournment**

Motion to adjourn by Heitman, second by Abbo

AYES: Heise, Abbo, Heitman

NAYS: None

**Motion Approved**

Meeting adjourned at 10:02 a.m.

Minutes approved on October 25, 2022



James Harless, PhD, CHMM  
Recording Secretary