

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

DATE: Tuesday, January 16, 2024
TIME: 9:00 a.m.
PLACE: Plymouth Township Hall

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, and Member Ramanujam

ABSENT: Member Cerny

3. Approval of the Agenda

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

AYES: Heise, Abbo, Heitman, and Ramanujam

NAYS: None

Motion Approved

4. Approval of Minutes

Motion by Abbo to approve the October 16, 2023, Regular Meeting Minutes, seconded by Heitman.

AYES: Heise, Abbo, Heitman, and Ramanujam

NAYS: None

Motion Approved

5. New Business

a. MITC Parcel 13 Brownfield Plan, Amendment No. 4

Dr. James Harless provided a summary of the brownfield plan amendment and requested MITC board approval.

Motion by Abbo to approve the MITC Parcel 13 Brownfield Plan, Amendment No. 4, seconded by Ramanujam.

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

NAYS: None

Motion Approved

c. OHM Carbon Reduction Grant Design Proposal

Mr. Gary Roberts reported that the engineering for Phase I roadway improvements along Five Mile Road is complete and was paid from MITC’s initial state grant. OHM Advisors (OHM) obtained a \$400,000 Carbon Reduction Grant for construction of the intersection of Five Mile Road and Ridge Road. Mr. Roberts requested the MITC Board approve a proposal from OHM Advisors in the amount of \$19,000 for services to prepare drainage, maintenance of traffic, and pavement marking and signage design plans for the intersection. Cost for this work will be paid from the existing MDOT grant.

Motion by Abbo to approve the OHM Carbon Reduction Design Plans Proposal, seconded by Ramanujan.

AYES: Heise, Abbo, Heitman, and Ramanujam

NAYS: None

Motion Approved

d. Five Mile Road Sewer Line Intergovernmental Agreement

Motion by Abbo to receive and file the Intergovernmental Agreement Between the Charter Township of Northville and the Charter Township of Plymouth for the Construction of a Sanitary Sewer Extension Along Five Mile Road, seconded by Heitman.

AYES: Heise, Abbo, Heitman, and Ramanujam

NAYS: None

Motion Approved

e. 2023 Fourth Quarter Budget Report

Ms. Wendy Hillman presented a fourth quarter budget report and summary. MITC ended the fiscal year with a \$231,588 fund balance. Ms. Hillman also provided an updated grant handout and summary of the five grants MITC has been awarded and a summary of contracts approved by MITC. She reported that each township has incurred approximately \$100,000 in unreimbursed administrative costs for MITC operations.

Motion by Heitman to receive and file the 2023 Fourth Quarter Budget Report, seconded by Abbo.

AYES: Heise, Abbo, Heitman, and Ramanujam

NAYS: None

Motion Approved

6. Brownfield Program Updates

a. Northville Lumber Co. Project

Dr. Harless reported that a revised Act 381 Work Plan for department specific (environmental) activities at the Northville Lumber Co. project site was submitted to EGLE in November 2023 after their rejection of the first Act 381 Work Plan that was submitted. The revised work plan contains \$211,326 in eligible activities, of which \$64,461 require EGLE approval for capture of state school taxes. EGLE is reportedly reviewing the revised Work Plan.

\$1,735,511 in eligible costs previously classified as environmental were reclassified as site preparation activities in a revised Parcel 13 Act 381 Work Plan, Amendment No. 1 to be resubmitted to MEDC for approval of state school tax capture after the Parcel 13 Brownfield Plan, Amendment No. 4 and the New Northville, LLC Reimbursement Agreement are approved by MITC and the brownfield plan amendment is approved by Northville Township and Plymouth Township.

b. New Projects

Dr. Harless reported that he has had preliminary discussions with Schafer Development concerning their planned flex commercial building on a portion of Parcel 9. He reported no contact from representatives of the Verita development on a different portion of Parcel 9. A conference call to discuss the brownfield program for a retail use development on a portion of Parcel 15 is pending.

7. MITC Corridor Development Update

a. Update on MITC Parcel Development

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

- Parcel 2 – Zhongding has placed the western 2-3 acres of Parcel 2 on the market for sale to a new developer.
- Parcel 3 – Discussions are underway with two potential developers.
- Parcels 4 and 5 – No recent activity.
- Parcel 6 – Discussions are underway with potential developers.
- Parcel 7 – Parcel 7 is to be redeveloped by Schafer Development and Toll Brothers Homes with approximately 100 single family, attached townhome residences.
- Parcel 8 - Schafer Development and Toll Brothers Homes have an option to purchase Parcel 8, where possible future development is currently hindered by wetlands.

- Parcel 9 (western 27 acres) – Construction of the new Northville Lumber Co. development is underway.
- Parcel 9 (remainder) – Fifteen acres of land adjacent to the Northville Lumber Co. parcel is under contract for sale to Veritá Communications Corp. A purchase agreement for a 22-acre parcel east of the Veritá parcel is pending with an out-of-state developer. Schafer Development is planning a flex commercial building development on the eastern-most, approximately 6 acres of Parcel 9.
- Parcel 10 – Jones Development has acquired the parcel and is in the process of planning for a large distribution facility, but the project has been paused for economic reasons.
- Parcel 11 – Northville Downs at Plymouth Township has acquired MITC Parcel 11 and is negotiating PUD and community benefits agreements with Plymouth Township. Redevelopment is currently on hold.
- Parcel 12 – The parcel is for sale by the current owner, who is considering two purchase offers.
- Parcel 13 – The property is now being marketed for sale by the current owner, with one potential buyer.
- Parcel 14 – The Choctaw-Kaul warehouse is complete. Nel Hydrogen has expressed interest in constructing a manufacturing facility on a portion of this parcel. This will be a \$400 million dollar, 500,000 square-foot, electrolysis equipment manufacturing facility supporting the green hydrogen industry. Employment is expected to be approximately 500.
- Parcel 15 – A proposed large retail store project on a portion of the parcel along Five Mile Road is moving forward after resolution of litigation. Other portions of the parcel are receiving interest from potential developers.

b. Update on DTE Substation Project

Barbara Rykwald provided (via email) an update on development of the DTE Nitro substation on Napier Road. DTE has secured necessary easements for the electrical conduit along Napier Road. Engineering design is being revised based on final conduit and utility pole locations. The construction plans are expected to be issued for bid at the end of the first quarter of 2024, with construction commencing in late spring 2024. Mr. Alan Helmkamp provided a summary of activities associated with securing easements and rights-of way for the new electrical service.

8. Other Business

Board members and Mr. Roberts discussed various issues and plans for completion of the Five Mile Road improvements west of Ridge Road.

Mr. Abbo reported a plan for distributing the tax increment revenues captured for supporting MITC infrastructure improvements has become a priority now that multiple

parties have incurred, and will incur, costs for these activities. The MITC finance team and consultants will soon meet to review current and projected reimbursement obligations and develop a plan for prioritizing and distributing the tax increment revenue reimbursements.

Board members discussed options for securing a road maintenance contribution from Arbor Hills Landfill for the heavy truck usage of Five Mile Road.

9. MITC Stakeholder Comments

No comments were forthcoming.

10. Public Comments

No comments were forthcoming.

11. Board Member Comments

Chair Heise stated that he plans to aggressively explore having MITC designated as a Hydrogen Hub now that the Midwest Alliance for Clean Hydrogen has been awarded \$1 billion in federal funding. He plans initial strategy discussions with Congresswoman Dingell’s office.

12. Adjournment

Motion to adjourn by Abbo, second by Ramanujan.

AYES: Heise, Abbo, Heitman, and Ramanujam

NAYS: None

Motion Approved

Meeting adjourned at 9:46 a.m.

Minutes approved on April 15, 2024.



James Harless, PhD, CHMM
Recording Secretary