Redevelopment Authority
44405 Six Mile Road
Northville, MI 48168
248.348.5800

MITC - USA.ORG

Authority Board
Mark Abbo, Chairman
Charles Curmi, Vice Chairman
Jessica Dabkowski
Ram Ramanujam
Glenn Cerny

PROPOSED
MINUTES
REGULAR MEETING
MICHIGAN INTERNATIONAL TECHNOLOGY CENTER
REDEVELOPMENT AUTHORITY (MITC) BOARD
To Be Approved at the Next MITC Meeting

DATE: Monday, July 20, 2026

TIME: 9:00 a.m.

PLACE: Northville Township Hall

1. Call to Order

Chair Abbo called the meeting to order at 9:10 a.m.

2. Roll Call

PRESENT: Chair Abbo, Vice Chair Curmi, Member Heron, Member Dabkowski

ABSENT: Member Cerny (excused)

Chair Abbo announced that MITC's Development Consultant, Gary Roberts, had recently passed away and called for a moment of silence in remembrance.

3. Approval of the Agenda and Meeting Minutes

MOTION by Curmi to approve the meeting agenda and the minutes of the April 13, 2026 meeting, seconded by Dabkowski.

AYES: Abbo, Curmi, Heron, Dabkowski

NAYS: None

Motion Approved

4. Public Hearing – None

5. New Business

A. Audit Results - 2025

Ms. Wendy Hillman provided a brief overview of the results of the 2025 MITC financial audit conducted by Plante Moran, reporting that there were no findings. The audit received an unmodified opinion, which is the highest level of assurance an auditor can issue.

MOTION by Dabkowski to receive and file the 2025 MITC financial audit report, seconded by Curmi.

AYES: Abbo, Curmi, Heron, Dabkowski
NAYS: None

Motion Approved

B. Resolution No. 26-01, Budget Amendment No. 2026-01

Ms. Hillman explained that the requested budget amendment recognizes additional tax increment revenue collections and the corresponding developer reimbursement obligations, as well as updates to grant-funded project budgets reflecting changes in project scopes of work.

MOTION by Curmi to adopt Resolution No. 26-01, Budget Amendment No. 2026-01 amending the Michigan International Technology Center (MITC) Redevelopment Authority's fiscal year 2026 budget as presented, seconded by Heron.

AYES: Abbo, Curmi, Heron, Dabkowski
NAYS: None

Motion Approved

C. Quarterly Financial Report

Ms. Hillman provided a summary of the 2rd quarter 2026 financial statement, including revenues and reimbursements for developer and administrative expenses. She also provided a review of the MITC grants table and the status of each open grant. Ms. Hillman reported that the match for the Carbon Reduction Grant had been made, and expenditures are awaiting construction activities. Only $405,845 of the $2,000,000 HUD Community Project Grant has been expended, but the grant has several years left before expiration.

She then reported that an MEDC audit of the MEDC Special Legislative Grant had disallowed approximately $60,000 in administrative costs. These costs were advanced by Northville Township and will ultimately be reimbursed through tax increment revenue reimbursement. From a grant perspective, the $60,000 will be reallocated to construction.

Vice Chair Curmi instructed the finance team to appeal the denial of administrative cost eligibility for the MEDC Special Legislative Grant.

Ms. Heidi LaFever provided an update on the tax increment financing program. She reported that the statutorily required annual report for the Base Brownfield Plan was filed through the MEDC project portal on May 15, 2026, and the Parcel 13 Brownfield Plan report was submitted on June 10, 2026. She then presented the financial team's new tax increment revenue and reimbursement tracking spreadsheet and provided a summary of its contents. She stated that the summer taxes will be included in the table for the October MITC meeting.

MOTION by Curmi to receive and file the Second Quarter 2026 Financial Report, seconded by Heron.

AYES: Abbo, Curmi, Heron, Dabkowski

NAYS: None

Motion Approved

D. Fonson Company Change Order for Five Mile Road Extension

Mr. Mark Loch of OHM Advisors stated that there is sufficient grant funding to extend the pavement upgrade of Five Mile Road approximately 500 feet west of the Ridge Road intersection. The requested change order is to pay the contractor, Fonson Company, Inc., for that work. The work is expected to start in August, or as soon as Wayne County approves the start date, and is expected to require approximately one month to complete. Five Mile Road will have to be closed west of the Ridge Road intersection for the duration of the work, requiring detours to Six Mile Road.

Ms. Hillman reported that approximately $375,000 in MEDC Special Legislative Road Grant funds remain.

MOTION by Heron to approve the recommendation of OHM Advisors and authorize the Chair to execute a change order with Fonson Company, Inc. for the Five Mile Road extension in the amount of $344,000, with authorization to increase the contract amount, if necessary to $400,000 to fully utilize the remaining MEDC Special Legislative Road Grant funds, seconded by Dabkowski.

AYES: Abbo, Curmi, Heron, Dabkowski

NAYS: None

Motion Approved

E. OHM Advisors Contract Amendment for Five Mile Road Extension

Mr. Loch provided a summary of the additional services, including construction engineering, inspection, and testing, to be provided by OHM Advisors as part of the Five Mile Road extension project described above.

MOTION by Curmi to approve the amendment to the Professional Services Agreement with OHM Advisors for construction engineering and inspection (CEI) services related to the Five Mile Road extension project, increasing the contract

by a not-to-exceed amount of $58,000. Northville Township and Plymouth Township will each advance 50% of the project cost, with reimbursement to the townships from the existing HUD Community Project Funding Grant upon receipt of grant proceeds, seconded by Heron.

AYES: Abbo, Curmi, Heron, Dabkowski

NAYS: None

Motion Approved

F. Approval of Coldwater Ridge Reimbursement Request #2

Dr. James Harless reported that the Coldwater Ridge Reimbursement Request #2 was primarily for costs incurring extending the Ridge Road pavement north to Six Mile Road. He reported that the initial request for $919,172.10 in reimbursable expenses was reviewed by the financial team and himself. The activities for which reimbursement was requested were found to be eligible. After the submitter's removal of some ineligible retainage costs at the request of the finance team, the amount of $915,486.60 was determined eligible for reimbursement.

MOTION by Dabkowski to approve Reimbursement Request #2 as submitted by Coldwater Ridge, in the amount of $915,486.60 in eligible costs incurred for the redevelopment of MITC Parcel 7, seconded by Curmi.

AYES: Abbo, Curmi, Heron, Dabkowski

NAYS: None

Motion Approved

6. Brownfield Program Update

Dr. James Harless reported that there have been no requests for brownfield program support for new projects.

7. MITC Corridor Construction and Development Update

Mr. Alan Helmkamp provided the following updates on the progress of redevelopment on MITC parcels in Northville Township:

- Parcels 2, 3, 4, and 5 – No redevelopment activity reported.
- Parcel 6 – A purchase agreement has been executed with the Tesoro Group for construction of their executive headquarters.
- Parcel 7 – The Coldwater Ridge residential neighborhood with approximately 100 single family, attached townhome residences is under construction; 43 units have reportedly been sold or reserved.
- Parcel 8 - Schafer Development and Toll Brothers Homes have submitted a request for rezoning Parcel 8, where future expansion of Coldwater Ridge is planned.

- Parcel 9 (western 27 acres) – Construction of the new Northville Lumber Co. development is complete.
- Parcel 9 (central 15 acres) – Construction of an operations facility for Verita Telecommunications Corp (Tesoro Group) on fifteen acres of land adjacent to the Northville Lumber Co. parcel is nearby complete.
- Parcel 9 (remainder) - A purchase agreement for a 22-acre parcel east of the Verita Telecommunications Corp parcel has been signed with SC Development, LLC. No tenant has been identified, but possible uses include a small data center.

  Schafer Development is planning a micro-plex development of multiple, small commercial buildings on the eastern-most, approximately 6 acres of Parcel 9. The Northville Township Planning Commission is currently reviewing development plans.

Mr. Chuck Curmi provided the following updates on the progress of redevelopment on MITC parcels in Plymouth Township:

- Parcel 10 – Jones Development has begun land clearance for a 700,000 sq. ft. warehouse/light industrial building and is constructing the water main extension and storage tank. Construction of the industrial building will likely be slowed while awaiting a tenant commitment.
- Parcel 11 – D'Agostini Companies is continuing parcel redevelopment into a corporate park. Site plans have been developed for an initial three, light industrial buildings projected to be 100,000 square feet, 70,000 square feet, and 30,000 square feet in size. Engineering plans are under review by the Plymouth Township Planning Commission.
- Parcel 12 – The parcel is being marketed for sale by the current owner.
- Parcel 13 – The parcel is being marketed for sale by the current owner.
- Parcel 14 – The Choctaw-Kaul warehouse is complete. The developer is using approximately 15 acres of land east of the building for outside storage space until another development project is identified.
- Parcel 15 – The Meijer Inc. development of a large retail/grocery store and gasoline filling station/convenience store complex on the northeastern portion of Parcel 15 is expected to be complete by the end of 2026.

  Site plans for a credit union, car wash, and Tractor Supply Company store have been approved for three out lots.

8. Other Matters

No other matters were discussed.

9. MITC Stakeholder Comments

No stakeholder comments were forthcoming.

10. Public Comments

No public comments were forthcoming.

11. Board Member Comments

No board member comments were forthcoming.

12. Adjournment

MOTION by Curmi at 9:49 a.m. to adjourn, seconded by Dabkowski.

AYES: Abbo, Curmi, Heron, Dabkowski

NAYS: None

Motion Approved

Minutes approved on October 19, 2026.

James Harless, PhD
Recording Secretary