

MINUTES
QUARTERLY MEETING OF THE BOARD OF DIRECTORS
MICHIGAN INTERNATIONAL TECHNOLOGY CENTER
REDEVELOPMENT AUTHORITY

DATE: Monday, January 24, 2022

TIME: 9:00 a.m.

PLACE: Plymouth Township Hall and Teleconference

1. Call to Order

Chair Heise called the meeting to order at 9:02 am.

2. Roll Call

PRESENT: Chair Heise, Secretary Heitman, Member Cerny, and Member Vig

ABSENT: Vice Chair Abbo

3. Agenda

Motion by Heitman to approve the Agenda; seconded by Vig.

AYES: Heise, Heitman, Vig, Cerny

NAYS: None

Motion Approved

4. Approval of the Minutes of the October 25, 2021 Quarterly Meeting

Motion by Vig to approve the October 25, 2021 meeting minutes; seconded by Heitman.

AYES: Heise, Heitman, Vig, Cerny

NAYS: None

Motion Approved

5. New Business

a. Update on Transfer of Parcels 3-9 to the State Land Bank

Alan Helmkamp reported that an agreement for transfer of the Northville Township Brownfield Redevelopment Authority (NTBRA) parcel (MITC Parcels 3-5) and the Northville Township parcels (MITC Parcels 6-9) to the State Land Bank (SLB) had been finalized. The agreement was approved by

the Northville Township Board of Trustees on January 20, 2022. It will be presented to the NTBRA for approval on January 31, 2022.

b. Upcoming Brownfield Plan Changes

James Harless provided an overview and explanation of upcoming amendments to the MITC Base Brownfield Plan and the Parcel 13 Brownfield Plan. The Base Plan and Parcel 13 Plan will be amended to transfer MITC Parcels 6-10 from the Base Plan to the Parcel 13 Plan to maximize the number of parcels/developments from which tax increment revenues can be captured to reimburse the costs of planned public infrastructure improvements. At the recommendation of legal counsel, since tax capture has already started on Parcel 2 and the DTE Parcel, and eligible costs have been incurred on Parcels 3-5, they will remain in the Base Plan. The plan amendments will be presented for approval at the April 2022 MITC Board meeting.

Mr. Harless also stated that the Parcel 13 Act 381 Work Plan is currently scheduled to be approved by the MSF Board at its February meeting.

c. Update from the State Land Bank Authority

Jim Tischler affirmed that the SLB is awaiting the Northville Township and NTBRA approvals of the Transfer Agreement discussed by Mr. Helmkamp and the completion of environmental due diligence, at which time the SLB is prepared to accept transfer of the parcels.

6. Administrative Matters

a. Update on Administrative Funding from the State

Wendy Hillman reported that MITC received a \$1 million Michigan Infrastructure Grant in December 2021. \$500,000 was received up front, with the remainder to be received when the first allocation is exhausted. The funds are to be used for MITC administrative expenses and engineering for public infrastructure improvements.

Ms. Hillman also distributed the fourth quarter 2021 financial report for MITC (attached).

b. Update on Various State and Federal Funding Initiatives

Chair Heise provided a summary of state and federal funding initiatives:

- MITC has partnered with Wayne County to apply for a \$9.5 million U.S. Economic Development Administration (EDA) infrastructure grant, which will require a local match of approximately \$1.9 million.
- MITC is hoping to access some of the American Rescue Plan Act (ARPA) funding that is being provided to the State of Michigan and Wayne County. Neither township is planning to provide any of their ARPA funding to MITC.

- MITC is coordinating with Wayne County, lobbyists, and hopefully the City of Detroit, to seek \$32.7 million from Michigan's Strategic Outreach and Attraction Reserve (SOAR) program to fund improvements to Five Mile Road and Ridge Road. Criteria and application forms for funding have not yet been developed.
- A \$5 million "earmark" for Ridge Road improvements has been included in federal legislation that is still moving through Congress.

James Harless reported that he is awaiting the MEDC's release of criteria and application forms for proposed grants to brownfield redevelopment authorities in amounts up to \$5 million from the State's Brownfield Bridge Fund program, funded by ARPA.

7. Development Update

a. Johnson Creek Improvements Update

Gary Roberts reported that the EPA-funded research and planning efforts for improvements to Johnson Creek are proceeding. Northville Township hosted a December public update meeting where the 60% plans were presented and discussed. The projected schedule is for completion of plans by summer 2022 and then development of cost estimates for plan implementation. EPA has reportedly agreed to fund the work.

b. Update on MITC Parcel Development

Steve Gordon reported that Signature Associates is assisting with marketing MITC parcels, and there are currently three potential transactions pending in the Ridge 5 Corporate Park. He also reported that 2021 was a record year for real estate transactions, there are few available industrial/commercial buildings in the local market, sales prices have increased by up to 40%, and building costs have risen dramatically.

Gary Roberts provided a summary of other activity in the MITC Redevelopment Area:

- Parcel 6 – Inquiries are still being received.
- Parcels 7 & 8 – There is interest in high-density residential developments on these parcels.
- Parcel 9 – Development of 25 acres is pending transfer to the SLB to qualify for tax increment financing of additional eligible activities.
- Parcel 10 – Jones Development of Kansas City is in the due diligence period for acquisition, primarily evaluating wetlands issues. Development plans include multiple warehouse/distribution buildings.
- Ridge 5 Corporate Park – The World Stone development of one lot is in the site plan approval process. A developer is interested in building a warehouse/distribution facility on another lot.
- Parcel 13 – The Hillside site plan has been approved, but the project is on hold due to market conditions.

- Parcel 14 – Rockwood Partners of North Carolina has acquired the property and is planning development of multiple warehouse/distribution buildings.
- Parcel 15 – REDICO will acquire most of the parcel, with the SLB retaining the southeastern approximately 30-40 acres of environmentally impacted land. Redevelopment plans are undetermined, awaiting market analyses.

c. Update on DTE / ITC Substation

Jamal Robertson of DTE reported that site plan approval for the substation is expected in February 2022, and Wayne County permitting is in progress. Construction should start in the spring of 2022 and be completed in early 2023. The substation is expected to be energized by March 31, 2023.

8. Board Member Comments

Secretary Heitman asked if the board would consider allowing members to designate alternate attendees for meetings board members must miss.

Chair Heise reported that he will participate in a panel discussion about governmental partnerships for economic redevelopment at the Michigan Township Association’s spring conference.

Chair Heise stated that allowing alternates for meeting attendance would require a bylaws change, which he will prepare for consideration at the next MITC quarterly meeting in April 2022.

9. Stakeholder and Public Comments

There were no stakeholder or public comments.

10. Adjournment

Motion to adjourn by Heitman, seconded by Vig.

AYES: Heise, Heitman, Vig, Cerny

NAYS: None

Motion Approved

Meeting adjourned at 9:58 a.m.

Minutes approved on April 25, 2022.



James Harless, PhD, CHMM

Recording Secretary