

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

DATE: Monday, January 27, 2020
TIME: 9:00 a.m.
PLACE: Northville Township Hall - 44405 Six Mile Road

1. Call to Order

Chair Nix called the meeting to order at 9:02 a.m.

2. Roll Call

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

ABSENT: None

3. Agenda

Motion by Heise to approve the Agenda, seconded by Cerny.

AYES: Cerny, Heitman, Heise, Nix, Vig

NAYS: None

Motion Approved

Motion by Heise to approve the November 18, 2019 meeting minutes, seconded by Vig.

AYES: Cerny, Heitman, Heise, Nix, Vig

NAYS: None

Motion Approved

4. MITC Brownfield Discussion

Recording Secretary Tischler reported that all approvals have been received for the MITC Brownfield Plan. James Harless, SME, presented on structure of the Brownfield Plan at present, with future amendments to cover projects as they are developed across the MITC area.

5. Northville Township Gun Range

Nix opened discussion on this item with explanation of location and status of the Gun Range parcel. Ownership was vested in the Township's BRA, and a loan to finance up to \$460,000 in due care costs was near completion with the State Land Bank, the latter using its remaining dollars from a USEPA grant. Tischler provided a summary of the loan terms to the Board and meeting attendees. James Harless, SME, followed with details on the Work Plan and proposed Brownfield Plan – Amendment #1. Nix and Andrea Hayden presented and summarized the Proposed Project Site Reimbursement

Agreement

Motion by Heitman to approve the Attorney Conflict Waiver regarding the Reimbursement Agreement, seconded by Cerny.

AYES: Cerny, Heitman, Heise, Nix, Vig

NAYS: None

Motion Approved

Motion by Heise to approve the Project Site Reimbursement Agreement, seconded by Cerny.

AYES: Cerny, Heitman, Heise, Nix, Vig

NAYS: None

Motion Approved

6. Information on Hillside Project SW corner Five & Ridge Roads

Nix recognized Jaimey Roth and David Hardin of Hillside Investments, LLC, for presentation of their proposed project on Ridge Road, west side, south of 5 Mile Road. Hardin made a presentation of the 9-lot industrial project, showing a drone video of the site in present condition of site preparation. Hardin finished by stating Hillside would be submitting their request for reimbursement consideration to MITC shortly.

7. Administrative Matters

a. Approval of 2020 Budget

Motion by Heise to approve the MITC FY 2020 Budget, seconded by Vig.

AYES: Cerny, Heitman, Heise, Nix, Vig

NAYS: None

Motion Approved

b. State Land Bank funding request

Motion by Cerny to approve operational funding request from the State Land Bank Authority, seconded by Heise.

AYES: Cerny, Heitman, Heise, Nix, Vig

NAYS: None

Motion Approved

c. Consultant & Advisor Engagement for 2020

Motion by Heitman to approve consultant/advisor professional service contracts for FY 2020, seconded by Vig.

AYES: Cerny, Heitman, Heise, Nix, Vig

NAYS: None

Motion Approved

d. Request to change April 27 meeting to April 20, 2020

Motion by Heitman to April 27, 2020 meeting to April 20, 2020, seconded by Cerny.

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

Motion Approved

8. Acceptance of MEDC Marketing Grant

Gary Roberts presented on the recently offered MEDC marketing grant. Motion by Heise to accept the grant offer, seconded by Vig.

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

Motion Approved

Motion by Heise to authorize execution of the grant agreement, seconded by Vig.

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

Motion Approved

Roberts next presented on solicitation of proposals for professional services to undertake marketing actions, with recommendation for Zoyes Creative. Motion by Heitman to authorize execution of a professional services contract with Zoyes Creative, seconded by Cerny.

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

Motion Approved

9. MITC Development Update

- a. Current activity by parcel – report by Gary Roberts, MITC Consultant.
- b. DTE/ITC Substation status report - report by DTE.
- c. CMAQ construction status report – report by Gary Roberts, MITC Consultant.
- d. WTUA sanitary sewer status – report by members Heise and Nix.

Motion by Heise to authorize a WTUA engineering proposal, seconded by Heitman.

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

Motion Approved

10. Stakeholder Comments - None

11. Public Comments - None

12. Adjournment

Motion by Heise to adjourn, second by Vig.

AYES: Cerny, Heitman, Heise, Nix, Vig

NAYS: None

Motion Approved

Meeting adjourned at 10:27 a.m.

Approved on April 27, 2020.

James Tischler

James Tischler
Recording Secretary