

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

**DATE:** Monday, October 16, 2023  
**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, Member Cerny and Member Vig  
ABSENT: None

**3. Approval of the Agenda**

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

AYES: Heise, Abbo, Heitman, Cerny, and Vig  
NAYS: None

**Motion Approved**

**4. Approval of Minutes**

Motion by Heitman to approve the April 17, 2023, Regular Meeting Minutes and the May 3, 2023 Special Meeting Minutes, seconded by Vig .

AYES: Heise, Abbo, Heitman, Cerny, and Vig  
NAYS: None

**Motion Approved**

**5. Public Hearing for 2024 Budget**

A Public Hearing for the 2024 MITC budget was opened by Chair Heise at 9:02 am.

No public input was received.

The Public Meeting was closed by Chair Heise at 9:04 am.

## **6. New Business**

### **a. Northville Lumber Reimbursement Agreement**

Dr. James Harless reported that a Reimbursement Agreement between MITC and New Northville, LLC has not yet been finalized. No action is required at this time.

### **b. 2024 MITC Budget Presentation**

Ms. Wendy Hillman distributed a spreadsheet for the 2024 MITC budget, showing \$2,734,100 in projected revenue and \$2,651,100 in projected expenses. She then provided overview of projected 2024 revenue sources, primarily grants and tax increment revenues, and expenses.

Motion by Abbo to approve the 2024 Budget, seconded by Vig.

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

NAYS: None

**Motion Approved**

### **c. 2023 Third Quarter Budget Report**

Ms. Hillman distributed a written MITC financial report for the third quarter 2023. Actual revenues to date were \$428,913, with expenses of \$413,195 and an ending fund balance of \$169,886. She also provided a summary of activities and expenditures for the four grants received by MITC. The Michigan Infrastructure Grant and MDOT Grant are supporting engineering design activities for roadway and sanitary sewer infrastructure improvements. Grant agreement discussions are ensuing for HUD and SEMCOG grants.

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

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

NAYS: None

**Motion Approved**

## **7. Brownfield Program Updates**

### **a. Northville Lumber Co. Project**

Dr. Harless reported that an Act 381 Work Plan for department specific (environmental) and Michigan strategic Fund (MSF) eligible (non-environmental) activities was submitted to MEDC and EGLE for approval of capture of state school taxes to reimburse eligible costs. MEDC has formally supported the project and has provided comments on the Work Plan contents. A final Work Plan, minus an executed Reimbursement Agreement, has been submitted for MSF approval at their December 17 meeting. The deadline for submittal of a Reimbursement

Agreement is December 1, 2023; otherwise, the Work Plan approval will be delayed until January.

EGLE initially rejected the environmental portion of the Work Plan on grounds that the property was not eligible based on past usage. The MITC team, with input from the State Land Bank team has reviewed applicable statutes and determined the property should be eligible. A summary of proposed legal arguments and supporting historical records have been provided to the developer to support its discussions with EGLE to secure Act 381 Work Plan re-evaluation and approval.

#### **b. Act 381 Amendments Update**

Dr. Harless reported that 2023 amendments to Act 381 primarily expanded the use of tax increment revenue captured under the act to be used for support of affordable housing development. However, the amendments expanded the definition of property eligible for tax increment financing under Act 381 to include property for any housing development. Property developed for market rate housing is now eligible for reimbursement of public infrastructure costs using state school taxes without the need for MSF approval of an Act 381 Work Plan.

### **8. Development Update**

#### **a. MITC Public Infrastructure Improvements Update**

Mr. Gary Roberts reported that MITC has been using funds from multiple grants to support preparation of engineering plans and specifications for the Five Mile Road and sanitary sewer improvements. Engineering for the Five Mile Road improvements from Beck Road to Ridge Road are complete and are being reviewed by Wayne County. Engineering for the Five Mile Road improvements from Ridge Road to Napier Road are 50%-60% complete and are also under review by Wayne County. Sanitary sewer improvements west of Ridge Road are in design, with crossings of Johnson Creek and the railroad right-of-way being difficult obstacles.

Chair Heise reported that \$10 million was recently appropriated by the State of Michigan for MITC roadway upgrades, and MITC is also asking Wayne County for an additional \$10 million to complete the project.

#### **b. 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 a potential developer.
- Parcels 4 and 5 – No recent activity.
- Parcel 6 – Discussions are underway with a potential developer.
- Parcels 7/8 – Parcel 7 is to be redeveloped by Schafer Development and Toll Brothers Homes with approximately 100 single family, attached and/or detached, residences. The developer has an option on Parcel 8, where

possible future development is currently hindered by wetlands.

- Parcel 9 (western 27 acres) – Initial site preparation activities for the new Northville Lumber Co. development are underway.
- Parcel 9 (remainder) – Fifteen acres of land adjacent to the Northville Lumber Co. parcel is under contract for sale to Veritas Communications Corp. The remaining available Parcel 9 land is being marketed for redevelopment.
- Parcel 10 – Jones Development is in the process of obtaining approvals for site and engineering plans from Plymouth Township, but the project has been paused while awaiting a reduction in interest rates for borrowed capital.

Chair Heise provided the following updates on the redevelopment of MITC parcels:

- Parcel 11 – Northville Downs at Plymouth Township has acquired MITC Parcel 11 and is negotiating PUD and community benefits agreements with Plymouth Township to redevelop the parcel into a harness racing facility. The township hopes to have all issues resolved before the end of 2023.
- Parcel 12 – Owned by Hillside Ridge Road Holdings West, LLC; no recent activity.
- Parcel 13 – The property is now being marketed for sale by the current owner.
- Parcel 14 – The Choctaw-Kaul warehouse is almost fully enclosed, with inside construction work beginning.

The Nel Hydrogen development project is planned for Parcel 14. 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. Up to six spinoff developments may occur to support the manufacturing operations.

- Parcel 15 – The proposed Meijer mid-size store project was rejected by the Plymouth Township Planning Commission in June 2023. Meijer has sued to overturn that decision, and the case is still in the Wayne County Circuit Court.

A German electric vehicle battery manufacturing firm has inquired about constructing a 50,000 square-foot facility on Parcel 15 land south of the proposed Meijer store.

### **c. Update on DTE Substation Project**

Barbara Rykwald provided (via email) an update on development of the DTE Nitro substation on Napier Road. DTE is finalizing an underground conduit easement along Napier Road with Northville Township, with the cooperation of Northville Lumber, and is still seeking an additional easement from GFL to the north. Alternately, DTE could potentially locate conduit in the Wayne County road ROW if permission were granted. Once easements are secured, engineering drawings will be submitted for permit approval. Construction of the substation will commence when permits are received. DTE requests that all new tenant users provide expected loads to ensure service. Mr. Alan Helmkamp, who has been

assisting DTE with the easement on the Northville Lumber Co. parcel, provided additional details.

### **9. MITC 2024 Meeting Schedule**

2024 MITC meetings will be held at the Plymouth Township Hall ay 9:00 am on the following dates:

- Tuesday, January 16
- Monday, April 15
- Monday, July 15
- Monday, October 21

Motion by Heitman to approve the 2024 MITC Meeting schedule, seconded by Vig.

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

NAYS: None

**Motion Approved**

### **10. MITC Stakeholder Comments**

No comments were forthcoming.

### **11. Public Comments**

No comments were forthcoming.

### **12. Board Member Comments**

Chair Heise discussed the designation of southwestern Michigan, northwestern Indiana, and Illinois as the Midwest Hydrogen hub, with an expected federal investment of \$1 billion. Few details are available, but there is hope that the Nel Hydrogen development on Parcel 14 will attract some of that investment to MITC.

Member Heitman described encounters with local citizens that revealed significant misunderstandings about the Nel Hydrogen project.

### **13. Adjournment**

Motion to adjourn by Abbo, second by Heitman.

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

NAYS: None

**Motion Approved**

Meeting adjourned at 9:47 a.m.



Minutes approved on January 16, 2024.

A handwritten signature in black ink that reads "J Harless". The signature is written in a cursive style with a large, sweeping initial "J".

James Harless, PhD, CHMM  
Recording Secretary