

**MINUTES
REGULAR MEETING
MICHIGAN INTERNATIONAL TECHNOLOGY CENTER
REDEVELOPMENT AUTHORITY (MITC) BOARD**

DATE: Monday, October 21, 2024
TIME: 9:00 a.m.
PLACE: Northville 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 (Excused)

3. Approval of the Agenda

Motion by Heitman to approve the Agenda as amended to change the order of items 6.C and 6.D, seconded by Abbo.

AYES: Heise, Abbo, Heitman, and Ramanujam

NAYS: None

Motion Approved

4. Approval of Meeting Minutes

Motion by Heitman to approve the Minutes of the July 15, 2024, Regular Meeting, seconded by Abbo.

AYES: Heise, Abbo, Heitman, and Ramanujam

NAYS: None

5. Public Hearing

Motion by Heitman to open a public hearing for the 2025 MITC Budget, seconded by Abbo.

AYES: Heise, Abbo, Heitman, and Ramanujam

NAYS: None

Ms. Wendy Hillman presented the 2025 MITC Budget, referring members to her October 21, 2024, Budget Memorandum summarizing the budget. She highlighted items from that document and answered questions from members.


Motion by Abbo to close the public hearing for the 2025 MITC Budget, seconded by Ramanujam.

AYES: Heise, Abbo, Heitman, and Ramanujam

NAYS: None

6. New Business

A. Approval of 2025 MITC Budget



Motion by Abbo to approve the 2025 budget as presented by Ms. Hillman, seconded by Heitman.

AYES: Heise, Abbo, Heitman, and Ramanujam

NAYS: None

Motion Approved

B. Third Quarter 2024 Financial Report

Ms. Hillman provided a summary of the MITC third quarter 2024 financial report.

Motion by Abbo to receive and file the Third Quarter 2023 Financial Report, seconded by Ramanujan.

AYES: Heise, Abbo, Heitman, and Ramanujam

NAYS: None

C. Receive and File WTUA Sanitary Sewer Agreement with Stantec Engineering

Mr. Alan Helmkamp described the Stantec Engineering WTUA Sanitary Sewer Agreement of 6/26/2024, executed by Vice-Chair Abbo on 10/2/2024. This agreement is an amendment of the Stantec Agreement of 11/23/2022, executed on 12/6/2022. He noted for correction of the record that the original agreement should have reflected that it was signed by Mr. Abbo in his capacity as Vice-Chair on behalf of MITC.

Motion by Heitman to receive and file the WTUA Sanitary Sewer Agreement with Stantec Engineering, seconded by Abbo.

AYES: Heise, Abbo, Heitman, and Ramanujam

NAYS: None

Motion Approved

D. Approval of Budget Adjustment Resolution #24-04

Ms. Hillman described MITC Budget Adjustment Resolution #24-04 and requested approval.

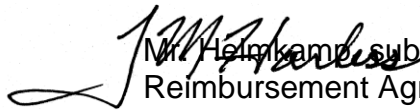
Motion by Abbo to approve the MITC Budget Adjustment Resolution #24-04, seconded by Ramanujam.

AYES: Heise, Abbo, Heitman, and Ramanujam

NAYS: None

Motion Approved

E. Approval of the Reimbursement Agreement for the Tesoro Property Group

 Mr. Helmkamp, substituting for Mr. Steve Mann, described the Brownfield Reimbursement Agreement between MITC and the Tesoro Property Group for the Verita Telecommunication Headquarters project on a portion of MITC Parcel 9. Mr. Helmkamp noted that an updated legal description of the property will be substituted for the existing Exhibit A before execution of the agreement.

Motion by Abbo to approve the Reimbursement Agreement with the Tesoro Property Group, seconded by Heitman.

AYES: Heise, Abbo, Heitman, and Ramanujam

NAYS: None

Motion Approved

F. Receive and File Act 381 Work Plan Approval Letters

Motion by Heitman to receive and file Act 381 Work Plan approval letters from the Michigan Strategic Fund (MSF) and Michigan Department of Environment, Great Lakes, and Energy (EGLE) for the Northville Lumber Co. Meijer, Inc, and Tesoro Property Group redevelopment projects, seconded by Abbo.

AYES: Heise, Abbo, Heitman, and Ramanujam

NAYS: None

Motion Approved

G. Approval for Reallocation of Carbon Reduction Grant funds for Additional Soft Costs per OHM Letter of November 7, 2024

Mr. Mark Loch of OHM described the proposed reallocation of Carbon Reduction Grant funds to pay for additional soft costs associated with the project.

Motion by Abbo to approve Reallocation of Carbon Reduction Grant funds for Additional Soft Costs per OHM Letter of November 7, 2024, seconded by Ramanujan.

AYES: Heise, Abbo, Heitman, and Ramanujam

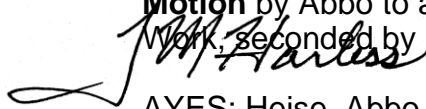
NAYS: None

Motion Approved

H. Approval of Reimbursement Agreement for Phase One Road Work

Mr. Helmkamp described the Agreement by MITC to reimburse funds expended for the Five Mile Road and Ridge Road Reconstruction Project Phase One from the MEDC Grant.

Motion by Abbo to approve the Reimbursement Agreement for Phase One Road Work, seconded by Ramanujan.



AYES: Heise, Abbo, Heitman, and Ramanujam

NAYS: None

Motion Approved

7. Brownfield Updates

Dr. James Harless reported that all Act 381 Work Plans submitted to MEDC/MSF and EGLE for active projects have been approved. No new Brownfield Plan information has been received from other prospective project developers.

Dr. Harless noted that eligible activities associated with the redevelopment of MITC Parcel 11 by Hillside Ridge Road Holdings West, LLC were completed over two years ago, and the developer has not yet submitted a request for reimbursement despite several reported attempts by MITC representatives to communicate the need to do so. MITC's legal counsel will be consulted to determine if the Reimbursement Agreement and Brownfield Plan can be terminated.

8. MITC Corridor Construction and Development Update

Mr. Gary Roberts reported that the Five Mile Road and Ridge Road reconstruction projects and the sanitary sewer upgrade project are proceeding well.

Mr. Roberts also 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 – No redevelopment activity reported. The parcel is being used as a temporary materials and equipment staging area for road construction projects along Five Mile Road and Ridge Road.
- Parcel 4 – No redevelopment activity reported. Wetlands encroachment has left only approximately 1 acre of usable land on the parcel.

- Parcel 5 – Red Guard, an engineering firm, has executed a purchase agreement with Northville Township to acquire the parcel and build an approximately 25,000 square-foot office/warehouse building.
- Parcel 6 – No redevelopment activity reported. The parcel is leased short term to a DTE supplier.
- Parcel 7 – Parcel 7 is sold and is being redeveloped by Schafer Development and Toll Brothers Homes as the Coldwater Ridge residential neighborhood with approximately 100 single family, attached townhome residences. The developer is in the entitlements process and is negotiating a pre-closing agreement to allow some earthwork to begin.
- Parcel 8 - Schafer Development and Toll Brothers Homes have an option to purchase Parcel 8, where possible future development is hindered by wetlands.
- Parcel 9 (western 27 acres) – Construction of the new Northville Lumber Co. development is nearing completion.
- Parcel 9 (central 15 acres) – Fifteen acres of land adjacent to the Northville Lumber Co. parcel is under contract for sale to Tesoro Group, LLC for the development of a headquarters facility for Verita Telecommunications Corp. Closing is expected by the end of November.
- Parcel 9 (remainder) - A purchase agreement for a 22-acre parcel east of the Tesoro parcel is pending with an out-of-state developer, Scannell. Development is awaiting an end user. Schafer Development is planning a flex commercial building development on the eastern-most, approximately 6 acres of Parcel 9, but progress is pending further geotechnical evaluation.
- Parcel 10 – Jones Development has acquired the parcel and is in the process of re-engaging with Plymouth Township on site plan approval and infrastructure support issues.
- Parcel 11 – Northville Downs at Plymouth Township acquired MITC Parcel 11, but the proposed redevelopment has been cancelled, and the parcel is for sale. It is being marketed both as a single property and as individual lots.
- 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. NEL Hydrogen has expressed interest in constructing a manufacturing facility on a portion of this parcel. This could 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. NEL has not responded to recent inquiries as to status of the development.
- Parcel 15 – Meijer Inc. has acquired and is redeveloping the northeastern portion of Parcel 15 with a large retail/grocery store and gasoline filling station/convenience store. Several parties have expressed interest in

commercial and light manufacturing redevelopment projects for other portions of the parcel.

9. MITC Stakeholder Comments

Sarah Rastegar, a DTE representative, reported that the substation is projected to be completed in the second quarter of 2025. Distribution circuits southward along Napier Road are under construction, and construction northward under the railroad tracks will begin soon. The Five Mile Road portion of the project will begin next year. The Six Mile Road portion of the project will begin in December 2024 on poles shared with ITRC.

10. Public Comments

No comments were forthcoming.

11. Approval of 2025 MITC Meeting Dates

Motion by Abbo to approve 1/13/2025, 4/21/2025, 7/21/2025, and 10/20/2025 as next year's MITC meeting dates, seconded by Heitman.

AYES: Heise, Abbo, Heitman, and Ramanujam

NAYS: None

Motion Approved

12. Board Member Comments

Chair Heise announced that Mr. Heitman has resigned from the MITC board, effective November 20, 2024, and that Mr. Heise has been appointed by the Plymouth Township Brownfield Redevelopment Authority to the board position vacated by Mr. Heitman.

Chair Heise nominated Mark Abbo to assume the MITC board Chair position that Mr. Heise is vacating.

Motion by Heise to approve Mark Abbo as Chair of MITC, seconded by Heitman.

AYES: Heise, Abbo, Heitman, and Ramanujam

NAYS: None

Motion Approved

Mr. Abbo thanked Chair Heise for his leadership and efforts on behalf of MITC and the resulting growth in the MITC Redevelopment Area.

Mr. Heitman expressed his gratitude to the MITC board and praised its efforts on behalf of the two townships.

13. Adjournment

Motion to adjourn by Heitman, second by Ramanujan.

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

NAYS: None

Motion Approved

Meeting adjourned at 9:56 a.m.

Minutes approved on January 13, 2024.



James Harless, PhD, CHMM
Recording Secretary