Redevelopment Authority
44405 Six Mile Road
Northville, MI 48168
248.348.5800

MITC - USA.ORG

Authority Board
Mark Abbo, Chairman
Charles Curmi, Vice Chairman
Glenn Cerny
Jessica Dabkowski
Matthew Heron

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

DATE: Monday, April 13, 2026

TIME: 9:00 a.m.

PLACE: Northville Township Hall

1. Call to Order

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

2. Roll Call

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

ABSENT: None

3. Approval of the Agenda

Motion by Heron to approve the agenda, seconded by Cerny.

AYES: Abbo, Curmi, Cerny, Dabkowski, Heron

NAYS: None

Motion Approved

4. Approval of the Meeting Minutes of 01.12.2026

Motion by Heron to approve the meeting minutes of the January 12, 2026, Regular Meeting, seconded by Curmi.

AYES: Abbo, Curmi, Cerny, Dabkowski, Heron

NAYS: None

Motion Approved

5. Public Hearing – None

6. New Business

A. Receive and File 1Q26 Financial Report

Ms. Wendy Hillman provided a status summary for each grant awarded to MITC, then reviewed the 2025 financial summary and the 2026 year-to-date financial report. She noted that the financial team plans to request a budget amendment at the July meeting to update spending projections for the intersection grant and developer reimbursements.

Ms. Heidi LaFever provided a summary of required state reporting of brownfield activities and described the process for distributing collected tax increment revenues (TIR). She then reviewed TIR projections and reviewed disbursements for costs of developers' eligible activities, brownfield plan and Act 381 work plan preparation and implementation, and MITC administrative activities.

Motion by Curmi to receive and file the Quarterly Financial Report as of March 31, 2026, seconded by Dabkowski.

AYES: Abbo, Curmi, Cerny, Dabkowski, Heron

NAYS: None

Motion Approved

B. OHM Construction CA/CE Support Proposal – Ridge Road Project

Ms. Hillman introduced the OHM Advisors' (OHM) proposal for engineering services in the amount of $8,890.00.

Mr. Mark Loch of OHM described the proposed services as providing engineering assistance to Wayne County in support of the intersection improvements at Five Mile Road and Ridge Road. He also noted that OHM is pursuing CSX permits to continue roadway improvements at the railroad crossings on Five Mile Road and Ridge Road.

Motion by Curmi to approve the proposal from OHM Advisors to provide construction phase engineering services for the Five Mile Road and Ridge Road Carbon Reduction Road Improvement Project, in an amount not to exceed $8,890, and to authorize the MITCRA Chair to execute the agreement, seconded by Dabkowski.

AYES: Abbo, Curmi, Cerny, Dabkowski, Heron

NAYS: None

Motion Approved

C. Northville Township Reimbursement Request #1 – New Northville RA

Ms. Hillman provided a summary of Northville Township's request for reimbursement of $2,908,126.18 for costs of MITC public infrastructure improvements, specifically extension of a water main serving MITC Parcels 7, 8, and 9, incurred on behalf of MITC.

Discussion about reimbursement of New Northville, LLC's costs for constructing the MITC Parcel 9 storm water detention basin and swale ensued.

Motion by Cerny to approve Reimbursement Request #1 from the Charter Township of Northville in the amount of $2,908,126.18 for eligible MITC public water main infrastructure improvements, consistent with the New Northville Reimbursement Agreement, to be reimbursed from available Tax Increment Revenue, seconded by Curmi.

AYES: Abbo, Curmi, Cerny, Dabkowski, Heron

NAYS: None

Motion Approved

D. Coldwater Ridge Reimbursement Request #1

Dr. James Harless provided a summary of the Coldwater Ridge Reimbursement Request #1. He reported that after the initial request for $1,942,295.80 in reimbursable expenses was reviewed by the financial team and Dr. Harless, the final request was reduced to $1,469,179.23 when ineligible costs, included due to the submitter's misunderstanding of eligible activities, were deleted.

Motion by Curmi to approve Reimbursement Request #1 as submitted by Coldwater Ridge, in the amount of $1,469,179.23 in eligible costs incurred for the redevelopment of MITC Parcel 7, seconded by Heron.

AYES: Abbo, Curmi, Cerny, Dabkowski, Heron

NAYS: None

Motion Approved

E. First Amendment to Reimbursement Agreement – Gun Range Parcel

Dr. Harless described the proposed amendment as housekeeping to make the Gun Range Parcel (MITC Parcels 3-5) Reimbursement Agreement consistent with the Base Brownfield Plan under which eligible environmental remediation activities were conducted by the Northville Township Brownfield Redevelopment Authority. Specifically, all references to MITC retaining 30% of available TIR for public infrastructure improvements were removed because properties in the Base Brownfield Plan are not eligible to support reimbursement of costs for MITC public infrastructure improvements.

Motion by Cerny to approve the First Amendment to the Reimbursement Agreement entered into between the Northville Township Brownfield Redevelopment Authority and the Michigan International Technology Center Redevelopment Authority, seconded by Curmi.

AYES: Abbo, Curmi, Cerny, Dabkowski, Heron

NAYS: None

8. Consultant Updates

A. Brownfield Program

Dr. James Harless reported that there have been no requests for brownfield program support for new projects since the January MITC regular meeting. Recent discussions with representatives Schafer Development indicate that plans for Phase II of the Coldwater Ridge development on MITC Parcel 8 and their flex commercial unit development on a portion of MITC Parcel 9 are progressing, and requests to include those projects in the Parcel 13 Brownfield Plan will be submitted soon.

MITC is still awaiting submission of reimbursement requests for public infrastructure costs incurred by New Northville, LLC on MITC Parcel 9 and costs for eligible activities conducted by Hillside Investments on MITC Parcel 11. Several board members reiterated the need to contact the developers and encourage submission of reimbursement requests.

B. Construction and Development

Mr. Gary Roberts reported that improvements to the Five Mile Road and Ridge Road intersection are under construction. He recommended that the approximately $200,000 still available in the MEDC Special Legislative (Road) Grant be applied to extending new pavement on Five Mile Road, west of the Ridge Road intersection.

He also provided the following updates for redevelopment activities occurring on MITC parcels since the January 2026 MITC meeting:

i. Parcels 3, 4, 5, and 6 – A new marketing campaign has been initiated to attract development on these parcels.

ii. Parcel 5 – A purchase agreement is being prepared for development of a day care facility on this corner parcel.

iii. Parcel 7 – Construction continues on Phase I of the Coldwater Ridge development. The developers are experiencing strong sales. (photos provided)

iv. Parcel 8 – Planning is underway for Schafer Development and Toll Brothers Homes to construct Phase II of Coldwater Ridge on this parcel.

v. Parcel 9 – Construction of the Verita facility is well underway (photos provided) and the Schafer Development's approximately 60-unit, multi-tenant, flex space totaling 66,000 square feet near the east end of the parcel is in the Northville Township site plan approval process.

vi. Parcel 10 has a planned 715,000 SF speculative building to begin construction this season according to the owner, Jones Development Co. .

vii. Parcel 11, owned by D' Agostini Development, has two speculative, single tenant buildings in the planning stage.

viii. Parcel 15 – Construction of the Meijer main store and convenience store are well under way, with occupancy projected for summer 2026 (photos provided).

8. Other Matters

None were discussed.

9. MITC Stakeholder Comments

No comments were forthcoming.

10. Public Comments

No comments were forthcoming.

11. Board Member Comments

Member Heron requested additional clarification of the Gun Range Reimbursement Agreement Amendment; a brief discussion ensued.

12. Adjournment

Motion at 9:47 a.m. by Heron to adjourn the meeting, seconded by Dabkowski.

AYES: Abbo, Curmi, Cerny, Dabkowski, Heron

NAYS: None

Motion Approved

Minutes approved on July 20, 2026.

James Harless, PhD
Recording Secretary