

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

DATE: Monday, April 17, 2023
TIME: 9:00 a.m.
PLACE: Plymouth Township Hall

1. Call to Order

Chair Heise called the meeting to order at 9:10 a.m.

2. Roll Call

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

ABSENT: None

3. Introduction of Guests

Jason Morgan, Michigan 23rd House District Representative, and audience members in attendance introduced themselves.

4. Agenda

Motion by Heitman to approve the Agenda, seconded by Abbo.

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

NAYS: None

Motion Approved

5. Approval of Minutes

Motion by Vig to approve the January 17, 2023, Regular Meeting Minutes, seconded by Abbo.

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

NAYS: None

Motion Approved

6. New Business

a. 1st Quarter Financial Update

Ms. Wendy Hillman provided the 1st quarter 2023 financial report to the MITC Board and presented a brief summary of the results. MITC collected \$154,000 in tax increment revenue (TIR) in 2022 and \$22,000 TIR in the first quarter of 2023.

Ms. Hillman also provided a revised handout summarizing the four state and federal grants that MITC has received, then provided a status summary for each. MITC is still awaiting final approval of a \$2,000,000 HUD Community Project Grant.

Motion by Abbo to receive and file the MITC 1st quarter 2023 financial report, seconded by Cerny.

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

NAYS: None

Motion Approved

b. 2022 Financial Statement Audit Results

Ms. Hillman reported that the 2022 audit had been completed and the findings were positive.

c. Approval of the OHM Engineering Services Agreement

Mr. Gary Roberts requested board approval to seek a proposal from OHM Advisors to provide engineering design services for the installation of traffic signals at the intersection of Five Mile Road and Ridge Road. The work will be funded by a recently received Carbon Reduction Grant. OHM will design the project to fit within the \$500,000 budget established by the \$400,000 grant and \$100,000 MITC match.

Motion by Abbo to approve the request for proposal for OHM Engineering Services for traffic light installation design at the Five Mile Road and Ridge Road intersection, seconded by Abbo.

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

NAYS: None

Motion Approved

7. Brownfield Program Updates

a. Northville Lumber Co. Project

Dr. James Harless reported that a draft Brownfield Plan for the Northville Lumber Co. redevelopment of the western, approximately 27 acres of Parcel 9 is almost complete. He is awaiting resolution of issues associated with an off-site storm water management system before a final draft plan can be completed and distributed for comment. A special meeting of the MITC board, projected for early May, will be needed to approve the plan.

b. Parcel 15 Retail Development

Dr. Harless reported meeting with representatives and brownfield consultants for the retail developer for a portion Parcel 15 to begin the process of developing an Act 381 tax increment financing program for the project. A Parcel 13 Brownfield Plan Amendment for the project likely will not be ready until later in 2023.

c. Senate Bill 192 of 2023

Dr. Harless advised the MITC board that S.B 129 has been passed by the Michigan Senate and is pending in the House of Representatives. While the primary intent of the bill is to allow use of Act 381 tax increment revenues to be used to support development of affordable housing projects, it also includes changes that may benefit MITC: 1) land owned by municipalities will be eligible for Act 381 TIR reimbursement for the same MSF eligible (non-environmental) activities as land owned by the State Land Bank and 2) the administrative capture limits for Brownfield Redevelopment Authority operations will be increased.

Representative Morgan reported that the bill has broad support and will be considered by the House in 2-3 weeks, after the budget process has been completed.

8. Development Update

a. Johnson Creek Improvements Update

Mr. Roberts reported that the project engineering is complete, and the project is in the bidding phase, with construction to begin this summer.

Chair Heise stated that some residents may be upset that the USEPA-funded project will result in significant alteration of the current appearance and habitat along Johnson Creek. He also clarified that the project is solely the responsibility of the Washtenaw and Wayne County Drain Commissions, and Plymouth Township is not involved in the project.

b. Update on MITC Parcel Development

Mr. Roberts provided the following updates on the redevelopment of MITC parcels:

- Parcels 3, 4, 5, and 6 – no significant recent activity.
- Parcels 7/8 – Parcel 7 is to be redeveloped for 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) - under contract to be redeveloped by Northville Lumber Co.; the developer is anticipating starting construction in the summer of 2023.
- Parcel 9 (remainder) – developer interest has been expressed in 15 acres of land adjoining the eastern boundary of the Northville Lumber Co. parcel.
- Parcel 10 – under contract with Jones Development, with closing anticipated in early 2023; developer is working with Wayne County to address ingress and egress planning issues; the number, placement, and size of prospective buildings are still being evaluated.
- 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.

- Parcel 12 – owned by Hillside Ridge Road Holdings West, LLC; no recent activity.
- Parcel 13 – owned by Hillside Ridge Road Holdings East, LLC; no recent activity.
- Parcel 14 – Brookwood Partners has cleared land and begun construction of a 350,000 sq. ft., multi-tenant, distribution/light manufacturing building along Ridge Road, to be owned by Choctaw-Kaul; the development has been granted a 7-year, Industrial Development District designation by Plymouth Township.
- Parcel 15 – a large, single-tenant, retail user is under contract for a portion of the site along Five Mile Road; out-lot developments are planned for other parts of the parcel, the State Land Bank will retain ownership of approximately 30 acres in the southeast corner of the parcel.

c. Update on DTE Substation Project

An ITC representative reported that they are awaiting DTE’s final site plan approval.

A DTE representative reported that the finalization of project design is on temporary hold until the company secures necessary rights-of-way (ROW) and easements. Mr. Roberts reported he is working to obtain agreements from property owners along the power line routes, and most have been received.

9. Infrastructure Funding Updates

a. State/Federal Funding Update

Chair Heise reported that efforts to get state level funding for the MITC public infrastructure improvements are continuing and still have support from Wayne County; however, the county has consistently declined to directly help with funding.

b. Memorandum Of Understanding for Infrastructure Funding

Vice Chair Abbo initiated discussion about development of a Memorandum of Understanding (MOU) between Northville and Plymouth Townships to outline agree-upon priorities for infrastructure construction and funding and partnering with other supporting entities. Dr. Harless suggested that the MOU also contain descriptions of any proposed deviations from reimbursement of infrastructure improvements from the general “pool” of TIR collected for that purpose; for example, using dedicated parcel-specific or township-specific sources of TIR for selected infrastructure components. Plymouth Township Supervisor Heise and Northville Township Supervisor Abbo agreed to begin drafting an MOU.

10. Board Member Comments

There were no comments from Board Members.

11. Stakeholder and Public Comments

Chair Heise introduced Eric Geerlings, who gave a presentation describing Plymouth Township's efforts to develop a Solar Energy Systems Ordinance. The goal of the ordinance is to encourage residents, business owners, and developers to install solar energy systems by clearly defining siting requirements and review/approval processes. Mr. Geerlings suggested that this type of planning and ordinance will be helpful for MITC because the types of proposed developments and developers are typically conducive to installation of solar energy systems.

12. Adjournment

Motion to adjourn by Abbo, second by Vig.

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

NAYS: None

Motion Approved

Meeting adjourned at 10:23 a.m.

Minutes approved on July 17, 2023.



James Harless, PhD, CHMM
Recording Secretary