

MINUTES
QUARTERLY MEETING OF THE BOARD OF DIRECTORS
MICHIGAN INTERNATIONAL TECHNOLOGY CENTER
REDEVELOPMENT AUTHORITY

DATE: Monday, April 25, 2022

TIME: 9:00 a.m.

PLACE: Plymouth Township Hall and Teleconference

1. Call to Order

Chair Heise called the meeting to order at 9:03 am.

2. Roll Call

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

ABSENT: Member Cerny (excused)

3. Approval of the Agenda

Motion by Heitman to approve the Agenda; seconded by Vig .

AYES: Heise, Abbo, Heitman, Vig

NAYS: None

Motion Approved

4. Approval of the Minutes of the January 24, 2022 Quarterly Meeting

Motion by Abbo to approve the January 24, 2022 meeting minutes;
seconded by Heitman.

AYES: Heise, Abbo, Heitman, Vig

NAYS: None

Motion Approved

5. New Business

a. Approve Base Brownfield Plan Amendment 3

James Harless provided a background of the Base Brownfield Plan and amendments and a summary of the changes to the Base Brownfield Plan in this amendment. MITC Parcels 6-10 have been removed from the plan after

two years of no development on the parcels so they can be added to the MITC Parcel 13 Brownfield Plan. The DTE Parcel was also removed since it is no longer an eligible property for inclusion in the Base Brownfield Plan.

Motion by Vig to approve the Base Brownfield Plan Amendment 3; seconded by Abbo.

AYES: Heise, Abbo, Heitman, Vig

NAYS: None

Motion Approved

b. Approve MITC Parcel 13 Brownfield Plan Amendment 2

James Harless provided a summary of the changes to the MITC Parcel 13 Brownfield Plan in this amendment. MITC Parcels 6-10 have been added to the plan because they will increase the taxable value of MITC Parcel 13 and for funding of the MITC public infrastructure improvements that have been approved by the MSF for MITC Parcel 13.

Motion by Abbo to approve the Parcel 13 Brownfield Plan Amendment 2; seconded by Vig.

AYES: Heise, Abbo, Heitman, Vig

NAYS: None

Motion Approved

c. Gun Range Parcels Reimbursement Request

Wendy Hillman, representing the Northville Township Brownfield Authority (NTBRA), notified the Board that a request for reimbursement and supporting documentation for remediation costs on the Gun Range Parcels (MITC Parcels 3 and 4) will be forwarded to the MITC Operating Committee for review.

Motion by Abbo to accept the reimbursement request; seconded by Vig.

AYES: Heise, Abbo, Heitman, Vig

NAYS: None

Motion Approved

d. Update on Transfer of MITC Parcels 3-9 to the State Land Bank

Alan Helmkamp reported that all the deliverables by Northville Township required by the Land Banking Agreement, except for one, have been transmitted to the State Land Bank (SLB). The one remaining item, regarding acquisition of pollution liability insurance, proved to be unattainable in the insurance market despite effort. An Amended Land Banking Agreement

(ALBA) was negotiated with the SLB deleting that requirement, while also minimizing the risk which originally occasioned that coverage requirement.

The ALBA has been approved by the Northville Township Board of Trustees, and approval by the NT Brownfield Redevelopment Authority is pending.

Northville Township awaits notification from the SLB that it is satisfied with the deliverables, so that the parcels can be conveyed by appropriate deeds.

Mr. Helmkamp praised the SLB and particularly Mr. Patrick Ennis, the SLB attorney, and his colleagues, as being very good partners in the entire property transfer process.

e. Update from the State Land Bank Authority

Emily Doerr, SLB Executive Director, reported that the SLB is still working on a sales agreement with REDICO for Parcel 15. She stated that the SLB has spent considerable time on this transfer and is committed to the project. She expressed pleasure in working with the MITC.

6. Administrative Matters

a. 1st Quarter 2022 financial report

Wendy Hillman provided a summary of financial activities in the 1st quarter, the current MITC account balance, and the status of the Michigan Infrastructure Grant spending.

Ms. Hillman informed the Board that the tax increment revenues collected from winter 2022 taxes would be transferred to the MITC account after they have been collected from all parcels.

Ms. Hillman also reported that the 2020 financial audit had been completed with only one issue noted. There was no record of formal approval of the 2021 budget by the MITC Board.

b. Update on Various State and Federal Funding Initiatives

Chair Heise provided a summary of state and federal funding initiatives he is monitoring:

- MITC is still working with Wayne County on an infrastructure grant application. The county has been very cooperative in the process.
- MITC is working with U.S. Senator Hailey Stevens's office to verify and clarify the restrictions on a reported \$2 million federal earmark for Ridge Road reconstruction.
- Chair Heise has talked with Representative Debbie Dingell, the projected new U.S. representative for the MITC area, about the MITC project, and she expressed support. A Fall 2022 meeting with Rep. Dingell to more fully discuss MITC goals and needs was recommended.

Alan Helmkamp reported that the recently enacted Michigan infrastructure funding bill contained \$500,000 in the Transportation Section for MITC. County Lobbyist Barb Farrah is checking with the state to determine if the money will come directly to the MITC and when, and what, if any, restrictions there are on the expenditure of those funds.

c. Increase Funding for Roadway Engineering

Gary Roberts reported that the initial funding for roadway engineering has been expended and requested approval of an additional \$362,000 in funding to complete engineering plans for the Five Mile Road and Ridge Road improvements. Discussion ensued about using money from the Michigan Infrastructure Grant.

Motion by Heise to increase the roadway engineering budget and amend the current contract with OHM by \$362,000; seconded by Abbo.

AYES: Heise, Abbo, Heitman, Vig

NAYS: None

Motion Approved

7. Development Update

a. Johnson Creek Improvements Update

Gary Roberts reported that the engineering for approximately \$4 million in waterway improvements to Johnson Creek, to be funded by an EPA grant in 2023, is 90% complete. The next steps are securing the state and federal permits for the work, which will be a long process.

b. Roadway engineering update

Gary Roberts reported that the initial allotment of funds for roadway engineering of the Five Mille Road and Ridge Road improvements had been expended, and work was paused until the additional funding approval. He then introduced Mark Loch of OHM Advisors to provide an overview of the project.

Mr. Loch reported that the Five Mile Road improvements will start between the bridge and railroad tracks, west of Ridge Road, and go east almost to Beck Road. The roadway will be a combination of two-lane and three-lane concrete roadway with turn lanes at the Ridge Road intersection. Drainage will be a combination of curbs-and-gutters and open ditches.

Mr. Loch reported that the Ridge Road improvements will extend from Halyard Drive, north past Five Mile Road, to the northern boundary of the MITC Redevelopment Area. The roadway will remain two lanes, but upgraded to improve its weight bearing capacity.

Mr. Loch showed engineering drawings of the two roadways.

c. Update on MITC Parcel Development

Gary Roberts provided a summary of development activity in the MITC Redevelopment Area:

- Parcel 3 – An information request for this parcel has been received.
- Parcels 4, 5, and 6 – No activity since January.
- Parcels 7 & 8 – Schafer Development, in partnership with Toll Brothers, has executed a sales agreement with Northville Township to acquire these parcels and construct a \$65 million, mostly residential, mixed-use development. Wetlands on the property will be a challenge.
- Parcel 9 – Northville Township has approved a sales agreement with Northville Lumber Company for a portion of Parcel 9 along Napier Road. Construction of a 100,000 square-foot building is planned.
- Parcel 10 – Jones Development of Kansas City has executed a purchase agreement with the City of Detroit for this parcel. A large distribution facility with up to three buildings is planned, assuming the planned roadway improvements to Five Mile Road can be completed in time. The developer is currently working on flood plain and wetlands issues that could impede development.
- Ridge 5 Corporate Park – The previously announced development of a decorative stone showroom and warehouse facility has been cancelled. A new developer is potentially interested in acquiring the entire corporate park property and converting it to a warehouse/distribution development.
- Parcel 13 - The Hillside site plan for a 60,000 square-foot, flexible office/R&D building has been approved, but the project is on hold due to market conditions and high construction costs.
- Parcel 14 – Brookwood Partners of North Carolina has acquired the property and is planning development of multiple warehouse/distribution buildings. Plymouth Township has given the necessary approvals for construction of the first building along Ridge Road.
- Parcel 15 – REDICO still plans to acquire most of the parcel, with the SLB retaining the southeastern, approximately 30 acres of environmentally impacted land. Redevelopment plans for the remaining approximately 60 acres are changing from industrial park to warehouse/distribution facilities in accordance with market trends.

Mark Abbo reported that development around the Beck Road and Five Mile Road intersection is proceeding. The hotel is now open, and other developments are moving forward while adapting to market forces. He expressed excitement about, and township support for, the development activities on MITC Parcel 7-9.

d. Update on DTE / ITC Substation

Jacqueline Young reported that the project is on schedule. The engineering is complete, and work is progressing on easement and permit issues. Construction should start in the spring or summer of 2022 and be completed in early 2023. The substation is expected to be energized by March 31, 2023.

Ms. Young requested a meeting with the appropriate MITC representatives and engineers to begin coordinating the electricity distribution system and with the roadway plans.

The ITC representative reported that they are waiting on site plan approval for a transmission line and supporting structure along one mile of Napier Road. They are on schedule for a March 2023 connection to the DTE substation.

8. Board Member Comments

Chair Heise provided the following comments:

- A recent issue of The Rock, Plymouth's new lifestyle magazine, included a nice article on MITC.
- He will be part of a roundtable discussion about the MITC project at the upcoming Michigan Township Association conference. Representatives of the SLB will also be on the panel.
- MITC has come a long way in the past few years toward meeting its founding goals. Mr. Heitman agreed and noted that the types of developments have diverged from the original concept of industrial facilities to meet changing market conditions.

Vice Chair Abbo reported that a consent agreement was reached between the State of Michigan and the owners of the Arbor Hills Landfill; however, a lawsuit filed by Northville Township against the owners over other issues is proceeding.

9. Stakeholder and Public Comments

Jason Rhines, the Northville Township Treasurer, asked that right turn lanes be considered for all directions at the Five Mile Road and Ridge Road intersection.

10. Adjournment

Motion to adjourn by Heitman, seconded by Vig.

AYES: Heise, Abbo, Heitman, Vig

NAYS: None

Motion Approved



Meeting adjourned at 10:18 a.m.

Minutes approved on July 25, 2022.

James Harless, PhD, CHMM
Recording Secretary