



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

DATE: Monday, July 26, 2021
TIME: 9:00 a.m.
PLACE: Plymouth Township Hall and Teleconference

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, Treasurer Cerny,
and Member Vig
ABSENT: None

3. Agenda

Motion by Heitman to approve the Agenda, seconded by Cerny

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

Motion Approved

4. April 26, 2020 Meeting Minutes

Motion by Abbo to approve the April 26, 2021 meeting minutes, seconded by Heitman

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

Motion Approved

5. New Business

a. Approval of MITC Parcel 13 (Hillside East) Reimbursement Agreement

Motion by Abbo to approve the Parcel 13 Reimbursement Agreement, seconded by Vig

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

Motion Approved

b. MITC Parcel 13 (Hillside East) Act 381 Work Plan Update

James Harless provided an update on the recent submittal of a draft Parcel 13/MITC Infrastructure Act 381 Work Plan to MEDC. MEDC has accepted the

structure of the Work Plan for approval of both the Parcel 13 activities and MITC public infrastructure improvements. MEDC comments on the content and organization of the Work Plan have been received and are being incorporated in a revised document. The revised Work Plan will be submitted to the MITC board for approval for formal submission to MEDC after revisions are complete and reviewed again by the MEDC. It was noted this may require a special meeting.

c. MITC Regulatory Issues Update

James Harless reported that there are no pending regulatory issues other than the Parcel 13 Act 381 Work Plan review and approval process previously described.

d. Update from the State Land Bank Authority

James Tischler reported that MITC's state funding requests are still pending in the ongoing state budgeting process, but he is confident they will receive support from the administration. He suggested that MITC board members continue to seek support for the funding from their legislative and administration contacts.

e. Approval of Miller Canfield as MITC Attorneys

Steve Mann, a partner at Miller Canfield, was introduced as lead attorney for MITC legal matters.

Motion by Abbo to approve Miller Canfield as MITC attorneys, seconded by Cerny

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

Motion Approved

6. Administrative Matters

a. Discussion of Possible COVID Relief Funding

Chair Heise reported that Plymouth Township and Northville Township would each receive \$2.8 million to \$3 million in COVID relief funding, and Wayne County would receive up to \$400 million. He also reported that Representative Haley Stevens has placed funding for Ridge Road widening in the current Congressional budget bill. Discussion of possible uses of these funds for MITC infrastructure improvements ensued. Chair Heise stated that he soon plans to convene a work session consisting of a broad group of key stakeholders to further explore availability and uses of these sources of funding.

7. Development Update

a. Marketing Grant Update

Gary Roberts provided an update on the MEDC's \$100,000 marketing grant previously provided to MITC. To date, approximately \$90,000 has been expended 1) to develop the MITC imaging, brand, and logo, letterhead, web site, and brochure and 2) on search engine optimization. Additional activities between now

and grant expiration on August 31, 2021, will include adding MITC visibility signage to MITC parcels in Northville Township and to local no parking signs, developing an email blast template, and possibly placing a ¼ page advertisement in Crain's Detroit.

b. Johnson Creek Improvements Update

Gary Roberts reported that design activities under the USEPA's \$400,000 grant for the Johnson Creek Intercounty Drain Restoration Project are progressing and that approximately 30%-40% of design and testing has been completed. Plans are to construct stream velocity reduction and riparian restoration shelves along one side of the creek.

c. Update on Gun Range remedial activities

Bob Belair, Northville Township Public Services Director, reported that the Gun Range parcels remediation project is complete, and the final closeout report for the USEPA Revolving Loan Fund loan from the State Land Bank will be completed by July 30, 2021.

d. Update on MITC Parcel Development

Gary Roberts reported that the traffic study authorized and funded by the two townships has been completed, and a draft report has been prepared. The draft report will be shared with the Wayne County Roads Division for comment prior to finalization for public release. The type of traffic control, roundabout or traffic lights, at the Ridge Road and Five Mile Road intersection is still being evaluated. He also strongly recommended that if COVID or other funding becomes available, completion of the engineering for MITC roadway and other infrastructure improvements be prioritized.

Gary Roberts also reported the following marketing/development status for MITC parcels:

- a. Gun Range Parcels – two development firms have expressed potential interest;
- b. Parcel 9 – one firm has expressed potential interest in part of the parcel;
- c. Parcel 10 – no activity;
- d. Parcel 13 – the current developer is deferring development while focusing on marketing the Ridge 5 Corporate Park (Parcel 11/12); Plymouth Township representatives are assisting by also meeting with potential tenants;
- e. Parcel 14 (Adient) – a potential developer has signed a purchase agreement and has identified wetlands on the site as potential development issues, but remains in pursuit of the project; and

- f. Parcel 15 – REDICO is still working to develop environmental response strategies that are financially feasible and compatible with site redevelopment plans.

Chair Heise reported on new development activities near the Beck Road and Five Mile Road Intersection. He also expressed frustration that environmental remediation of Parcel 13 has not yet been initiated by either the prospective developer or the State Land Bank.

e. Update on DTE / ITC substation

Jacqueline Young of DTE reported that design of the substation is complete, and conditional site plan approval has been provided by Northville Township. Construction is planned to begin in the Fall of 2021 and be completed in the Summer of 2022.

Adelaide Pascaris of ITC reported that planning for one new transmission line along Ridge Road continues, and ITC is working on permitting. Construction is expected to begin in the first quarter of 2022.

8. Board Member Comments

There were no Board member comments.

9. Stakeholder Comments

There were no stakeholder comments.

10. Public Comments - None

There were no public comments.

11. Adjournment

Motion to adjourn by Abbo, second by Heitman.

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

Motion Approved

Meeting adjourned at 9:50 a.m.

Minutes approved on October 25, 2021.

James Harless, PhD, CHMM
Recording Secretary