

PROPOSED
MINUTES
REGULAR MEETING
MICHIGAN INTERNATIONAL TECHNOLOGY CENTER
REDEVELOPMENT AUTHORITY (MITC) BOARD
To Be Approved at the Next MITC Meeting

DATE: Monday, January 12, 2026

TIME: 9:00 a.m.

PLACE: Northville Township Hall

1. Call to Order

Chair Abbo called the meeting to order at 9:01 a.m.

2. Roll Call

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

ABSENT: None

3. Approval of the Agenda and Meeting Minutes

Motion by Curmi to approve the agenda and meeting minutes of the October 28, 2025, Regular Meeting, as amended to substitute “Verita Site” for “Tesoro Group” in Item 8, seconded by Cerny.

AYES: Abbo, Curmi, Cerny, Dabkowski, Heron

NAYS: None

Motion Approved

4. Public Hearing – None

5. New Business

A. Receive and File 4Q25 Financial Report

Ms. Wendy Hillman provided a summary of grants awarded to MITC, noting that the \$1 million Michigan Infrastructure Grant has been expended, closed, and removed from the active grant list. Ms. Hillman also provided a summary of the 4th quarter 2025 financial statement, focusing on the administrative and infrastructure improvement costs owed to the two townships. She also noted that the year-end fund balance is comprised primarily of retained tax increment revenues.

Ms. Heidi LaFever provided a summary of the tax increment revenue collection and disbursement process, noting that winter taxes are being collected by the townships and soon will be transferred to MITC. She reported that approximately \$500,000 has been paid to Northville Township as reimbursement for incurred infrastructure costs and approximately \$53,000 to Northville Lumber for reimbursement of eligible redevelopment activities. MITC will disburse future reimbursement payments to developers after winter taxes are collected.

Ms. LaFever reported that additional reviews of eligibility and appropriate payment documentation for activities and costs included in the initial reimbursement request from the developers of Coldwater Ridge were completed, and additional financial information was requested. The developers are expected to provide the additional information soon, and the reimbursement request is expected to be submitted to the MITC Board for approval at the April meeting.

Motion by Curmi to receive and file the Fourth Quarter 2025 Financial Report, seconded by Dabkowski.

AYES: Abbo, Curmi, Cerny, Dabkowski, Heron

NAYS: None

Motion Approved

B. Approve Wayne County IGA

Mr. Steve Mann provided a summary of the proposed intergovernmental agreement between MITC and Wayne County. The agreement is for installation of a traffic signal at the Five Mile Road and Ridge Road intersection and construction of a turn lane on Ridge Road. He noted that the proposed document is a standard Wayne County agreement with some minor changes made by Mr. Mann.

Motion by Cerny to approve Resolution No. 26-01, a resolution of the Michigan International Technology Center Redevelopment Authority to approve an Intergovernmental Agreement with the County of Wayne for traffic signal installation and road improvements at Ridge Road at Five Mile Road, including a Working Capital Advance in the amount of \$309,110, and to authorize the Chair of the MITCRA Board to execute the agreement on behalf of the Authority, seconded by Dabkowski.

AYES: Abbo, Curmi, Cerny, Dabkowski, Heron

NAYS: None

Motion Approved

C. Approval of Meijer Reimbursement Request #1

Dr. James Harless provided a summary, referencing the reimbursement table included in the meeting packet, of Meijer's first request for reimbursement of \$3,496,683.94 for costs of eligible activities incurred in the redevelopment of

MITC Parcel 15. He stated that the eligible costs were included in the approved Brownfield Plan and Act 381 Work Plans and that they had been found eligible and properly supported during the MITC review.

Motion by Curmi to approve the Reimbursement Request #1 as submitted by Meijer, Inc. in the Amount of \$3,496,683.94 in eligible costs incurred for redevelopment of MITC Parcel 15, seconded by Heron.

AYES: Abbo, Curmi, Cerny, Dabkowski, Heron

NAYS: None

Motion Approved

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 October MITC regular meeting.

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. A representative of Hillside has indicated that an initial reimbursement request will be submitted within the next 30 days.

B. Construction and Development

Mr. Gary Roberts reported that one MITC infrastructure project, the Five Mile Road/Ridge Road intersection improvement, is imminent and two projects, installation of a Plymouth Township water tower flush-water sewer connection and replacement of a sanitary sewer along Ridge Road are under consideration by Plymouth Township.

Mr. Mark Loch of OHM Advisors provided a summary of the project kick-off meeting to be held with Wayne County for the Five Mile Road/Ridge Road intersection improvement project. Wayne County will be responsible for installation of the traffic signal at the intersection, construction of a turn lane on Ridge Road, and project quality control. He also provided a summary of projected road and lane closures related to the project.

Mr. Roberts then provided a photographic review of redevelopment projects that have been completed or under construction in the MITC Redevelopment Area. He also provided the following updates for redevelopment activities occurring on MITC parcels since the October 2025 MITC meeting:

- i. Parcel 6 – Two parties have expressed interest in this parcel for non-residential redevelopment.
- ii. Parcel 8 - Schafer Development and Toll Brothers Homes are still expected to acquire Parcel 8 for future expansion of Coldwater Ridge, which has experienced strong sales.

- iii. Parcel 10 – Jones Development is now planning to begin construction of their 700,000 sq. ft. warehouse/light industrial building in the spring of 2026.
- iv. Parcel 11 – D’Agostini Companies is working with DTE to provide electric service to its three, light industrial buildings currently under development.
- v. Parcel 14 – The Choctaw-Kaul warehouse developer is expanding temporary outside storage on land east of the building.

8. Other Matters

No other matters were discussed.

9. MITC Stakeholder Comments

Mr. Adrian Walker, DTE representative, reported that the Nitro substation on Napier Road was energized on December 15, 2025.

10. Public Comments

No comments were forthcoming.

11. Board Member Comments

No comments were forthcoming.

12. Adjournment

Motion at 10:43 a.m. by Curmi to adjourn the meeting, seconded by Heron. .

AYES: Abbo, Curmi, Cerny, Dabkowski, Heron

NAYS: None

Motion Approved

Minutes approved on April 13, 2026.

James Harless, PhD
Recording Secretary