

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

DATE: Tuesday, October 28, 2025

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

ABSENT: Member Heron (excused)

3. Approval of the Agenda

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

AYES: Abbo, Curmi, Cerny, Dabkowski

NAYS: None

Motion Approved

4. Approval of Meeting Minutes

Motion by Curmi to approve the Minutes of the July 21, 2025, Regular Meeting, seconded by Cerny

AYES: Abbo, Curmi, Cerny, Dabkowski

NAYS: None

Motion Approved

5. Public Hearing – 2026 MITC Budget

Motion by Curmi at 9:06 am to open a public hearing for the 2026 MITC Budget, seconded by Cerny

AYES: Abbo, Curmi, Cerny, Dabkowski

NAYS: None

Motion Approved

Ms. Wendy Hillman provided a summary of MITC's budgeted revenues and expenses for 2026. She also provided a summary of grant funding for 2026, but noted that some funds were not included in the budget because intended uses have not been identified.

Reimbursements to developers of MITC properties for eligible costs will begin in 2026. Ms. Hillman identified the need for the two township governing bodies to develop an agreement for distribution of the tax increment revenues captured for MITC administrative expenses to reimburse costs paid by the townships.

Motion by Curmi at 9:10 am to close the public hearing for the 2026 MITC Budget, seconded by Dabkowski

AYES: Abbo, Curmi, Cerny, Dabkowski

NAYS: None

Motion Approved

6. New Business

A. Approval of the 2026 MITC Budget

Motion by Curmi to approve the 2026 MITC Budget, seconded by Cerny.

AYES: Abbo, Curmi, Cerny, Dabkowski

NAYS: None

Motion Approved

B. Receive and File 3Q25 Financial Report

Ms. Hillman provided a summary of the 3rd quarter 2025 financial statement. She reported the general fund, grant, and tax increment revenues and general fund expenditures to date, noting that the summer 2025 tax increment revenues had not been transferred to MITC before the end of the reporting period, but would be transferred in October. She also provided updates on the status of each MITC grant and noted that the Michigan Infrastructure grant is closed out, the utility improvements through WTUA are almost complete, the HUD grant is active until 2030, and the MDOT and Special Legislative road grant is open through 2026.

Ms. Heidi LaFever provided an update on the tax increment financing program. All parcel owners have paid their summer taxes, although two were one month late. She provided summaries of the MITC parcels generating tax increment revenues

and the distribution of those revenues. Approximately \$1,093,000 in tax increment revenues have been collected from MITC parcels to date.

Ms. LaFever noted that reimbursements of eligible costs to developers will begin after their submission of a reimbursement request is approved by the Board, with reimbursements subsequently occurring each time the winter and summer taxes are collected and distributed to MITC. She is holding reimbursement of administrative costs to the two townships until an intergovernmental agreement between the two bodies is completed.

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

AYES: Abbo, Curmi, Cerny, Dabkowski

NAYS: None

Motion Approved

C. Five Mile and Ridge Road Improvements – Approval of Payment to Wayne County and Split of HUD Advance

Mr. George Tsakoff of OHM Advisors provided an update on the traffic light project at the intersection of Five Mille Road and Ridge Road. The project was bid through MDOT and is being managed by Wayne County. Wayne County has requested that MITC advance a payment of approximately \$309,000 for the project match and administration costs before it will initiate the project. MITC must pay \$85,000 of that amount, with the remainder paid with grant funds.

Motion by Curmi to approve Payment to Wayne County in an amount not to exceed \$310,000 for the local share of the SEMCOG Carbon Reduction Grant related work to construct a new traffic signal at the intersection of 5 Mile Rd & Ridge Rd with associated pavement improvements on the southern leg. The construction portion of this advance will be funded through existing grant proceeds, while the construction administration and engineering portion, estimated at \$85,000, will be advanced equally by both Townships, seconded by Dabkowski.

AYES: Abbo, Curmi, Cerny, Dabkowski

NAYS: None

Motion Approved

D. Approval of New Northville, LLC Reimbursement Request #1

Dr. James Harless provided a summary of New Northville's first request for reimbursement in the amount of \$2,156,189.79 in costs incurred for eligible activities included in the approved Brownfield Plan and Act 381 Work Plan. He also described the process for review and approval of the reimbursement request. Dr. Harless noted that New Northville will soon submit a second request

for reimbursement of the costs for construction of the storm water detention basin in the eastern portion of MITC Parcel 9 and the connecting storm water conveyance swale; this reimbursement will be from tax increment revenues collected for MITC public infrastructure improvements.

Motion by Curmi to approve the New Northville, LLC Reimbursement Request #1 in the Amount of \$2,156,189.79, seconded by Cerny.

AYES: Abbo, Curmi, Cerny, Dabkowski

NAYS: None

Motion Approved

E. Approval of Reimbursement of \$501,500 to Northville Township for Eligible MITC Infrastructure (Watermain) Improvement Costs

Ms. Hillman reported that Northville Township has incurred \$3,103,559.74 in costs related to MITC public infrastructure improvements. In accordance with approved reimbursement agreements, these costs and the infrastructure improvement costs incurred by New Northville, LLC will be reimbursed before other infrastructure improvement costs incurred by or on behalf of MITC. \$501,500 is now available for partial reimbursement of the Northville Townships costs.

Motion by Cerny to authorize Reimbursement of \$501,500 to Northville Township for MITC Infrastructure Improvement Costs, seconded by Dabkowski.

AYES: Abbo, Curmi, Cerny, Dabkowski

NAYS: None

Motion Approved

7. Brownfield Program Update

Dr. James Harless reported that there have been no requests for brownfield program support for new projects although discussions have been held with Toll Brothers for expansion of Coldwater Ridge onto Parcel 8 and with developers of additional subparcels of Parcel 9.

An initial reimbursement request from the developers of Coldwater Ridge has been reviewed by Dr. Harless and the financial team. The developers were requested to provide additional information about some reported activities and costs to assist in determining eligibility. Dr. Harless reported he met with the developers to discuss the activities and costs in question and is now awaiting a revised submission. He also reported on discussions with representatives of Hillside about submitting a reimbursement request for Parcel 11 eligible costs; a reimbursement request is reportedly in progress.

8. MITC Corridor Construction and Development Update

Mr. Gary Roberts provided the following updates on the progress of redevelopment in the MITC Redevelopment Area:

- Roadway Improvements Update – Five Mile Road improvements are complete to the Ridge Road intersection. The next portion of the project will be the traffic signal at that intersection. Engineers are studying potential project uses for residual road grant funds.
- Parcel 2 – Zhongding has placed the western 2-3 acres of Parcel 2 on the market for sale to a new developer.
- Parcel 3 – No redevelopment activity reported.
- Parcel 4 – No redevelopment activity reported. Wetlands encroachment has left only approximately 1 acre of usable land on the parcel.
- Parcel 5 – No redevelopment activity reported.
- Parcel 6 – No redevelopment activity reported, but inquiries have been received from a party potentially interested in a residential redevelopment project. Discussion included skepticism about the appropriateness of a residential development on this parcel.
- Parcel 7 – The Coldwater Ridge residential neighborhood with approximately 100 single family, attached townhome residences is under construction; nine units have reportedly been sold.
- Parcel 8 - Schafer Development and Toll Brothers Homes are moving forward with a purchase agreement for Parcel 8, where future expansion of Coldwater Ridge is planned. Developers anticipate requesting a Housing Development Brownfield Plan for this project.
- Parcel 9 (western 27 acres) – Construction of the new Northville Lumber Co. development is complete.
- Parcel 9 (central 15 acres) – Construction of a headquarters facility for Verita Telecommunications Corp is underway on fifteen acres of land adjacent to the Northville Lumber Co. parcel.
- Parcel 9 (remainder) - A purchase agreement for a 22-acre parcel east of the Tesoro Group parcel has been signed with SC Development, LLC. Possible uses includes a data center.

Schafer Development is planning development of multiple, small commercial buildings on the eastern-most, approximately 6 acres of Parcel 9. Engineering is underway, with construction probably starting in 2026.

- Parcel 10 – Jones Development has acquired the parcel and is planning to begin construction of a 700,000 sq. ft. warehouse/light industrial building in 2026. Construction has been delayed by storm water permitting issues with

Wayne County. A public water system expansion as part of the MITC infrastructure improvements program will be included in the project.

- Parcel 11 – D’Agostini Companies has acquired the parcel with intentions to continue its redevelopment into a corporate park. Site plans have been developed for three, light industrial buildings with office and high bay space. Buildings are projected to be 100,000 square feet, 70,000 square feet, and 30,000 square feet in size.
- Parcel 12 – The parcel is being marketed for sale by the current owner.
- Parcel 13 – The parcel is being marketed for sale by the current owner.
- Parcel 14 – The Choctaw-Kaul warehouse is complete. The developer is interested in using land east of the building for outside storage space until another development project is identified.
- Parcel 15 – Meijer Inc. site preparation is underway for construction of a large retail/grocery store and gasoline filling station/convenience store on the northeastern portion of Parcel 15.

Site plans for a credit union, car wash, and Tractor Supply Company store have been submitted for additional projects on out lots.

Several parties have expressed interest in light manufacturing and synergistic commercial redevelopment projects for the remaining portions of Parcel 15.

The State Land Bank has retained an approximately 30-acre parcel on the easternmost portion of MITC Parcel 15.

9. Other Matters

MITC meeting dates for 2026 are proposed to be 1/12/2026, 4/13/2026, 7/20/2026, and 10/19/2026.

Motion by Curmi to approve the 2026 MITC meeting dates, seconded by Dabkowski.

AYES: Abbo, Curmi, Cerny, Dabkowski

NAYS: None

Motion Approved

10. MITC Stakeholder Comments

Ms. Barbara Rykwald of DTE reported that the Nitro substation on Napier Road is essentially complete and will be energized by the end of 2025.

A representative of ITC reported that the electrical transmission lines serving the Nitro substation are essentially complete and that impacted landscaping will be restored.

A representative of Congresswoman Dingell’s office stated that their office is open during the current U.S. government shutdown.

11. Public Comments

No comments were forthcoming.

12. Board Member Comments

Chair Abbo announced that that Matthew (Matt) Heron is a new MITC board member replacing Ram Ramanujan. He thanked Ram for his service to MITC.

13. Adjournment

Having completed the agenda, the meeting was adjourned at 10:07 a.m. by Chair Abbo.

Minutes approved on January 12, 2026.

James Harless, PhD
Recording Secretary