

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

DATE: Tuesday, April 29, 2025

TIME: 10:30 a.m.

PLACE: Northville Township Hall

1. Call to Order

Chair Abbo called the meeting to order at 10:30 a.m.

2. Roll Call

PRESENT: Chair Abbo, Vice Chair Curmi, Member Cerny, Member Ramanujam,
and Member Dabkowski

ABSENT: None

After the roll call, Chair Abbo welcomed new board member Jessica Dabkowski and provided brief background information about her.

Chair Abbo then recognized former board member and chair Kurt Heise and thanked him for his service to the MITC RA since 2018 and his contribution to its success. Chair Abbo also recognized former board member Gary Heitman and thanked him for his contributions to the MITCRA.

3. Approval of the Agenda

Motion by Curmi to approve Revision 1 of the Agenda, seconded by Ramanujam.

AYES: Abbo, Curmi, Cerny, Ramanujam, and Dabkowski

NAYS: None

Motion Approved

4. Approval of Meeting Minutes

Motion by Ramanujam to approve the Minutes of the January 13, 2025, Regular Meeting, seconded by Curmi

AYES: Abbo, Curmi, Cerny, Ramanujam, and Dabkowski

NAYS: None

5. New Business

A. Financial Update

Ms. Wendy Hillman noted the MITC first quarter 2025 financial report in the meeting packet and provided a summary of the table of grants awarded to MITC.

Ms. Heidi LaFever provided an overview of the MITC incremental tax capture process and parcel roadmap for tax increment revenue distribution. She reported that no requests for reimbursement have yet been received from any developer.

Motion by Curmi to receive and file the First Quarter 2025 Financial Report, seconded by Cerny.

AYES: Abbo, Curmi, Cerny, Ramanujam, and Dabkowski

NAYS: None

Motion Approved

B. Discuss Cost Sharing Agreement for HUD Grant

Ms. Hillman informed the MITC Board that the HUD Grant will pay for past and future engineering design and contract administration soft costs; however, it is a reimbursement type grant, whereby MITC has to incur the costs, then apply for reimbursement from HUD. Ms. Hillman requested that the Board develop a cost-sharing agreement whereby the two townships would pay for infrastructure activities under the grant and then be reimbursed by HUD.

Chair Abbo stated that he and Vice Chair Curmi would discuss the issue with staff to determine a minimum balance needed in an account to fund the grant activities until reimbursement and develop a cost-sharing agreement.

C. Update on Status of Carbon Reduction Grant Project for New Signal at Five Mile Road and Ridge Road

Representative of OHM Advisors (OHM) provided an update on the Carbon Reduction Grant to fund a traffic light at the intersection of Five Mile Road and Ridge Road. Project initiation is currently awaiting approval of a contract between MDOT and the selected contractor.

OHM reported that as the design engineer, they cannot serve as the construction administrator. That role will be fulfilled by Baker Engineering under contract with Wayne County. Wayne County is expected to seek reimbursement of the approximately \$75,000 cost for construction administration from MITC. The MITC Board members briefly discussed possible funding sources for that reimbursement.

D. Brownfield Updates

Dr. James Harless reported no change in the MITC brownfield program status for the existing and proposed MITC Redevelopment Area projects since the January meeting.

Dr. Harless noted that some eligible activities associated with the redevelopment of MITC Parcel 9 by New Northville, LLC were completed in the first half of 2023, and the developer has not yet submitted a request for reimbursement. In the executed Reimbursement Agreement, there is an 18-month limit from the time of eligible activities completion until a request for reimbursement must be submitted to MITC. Chair Abbo stated that Northville Township will remind New Northville of the contractual deadline.

Vice Chair Curmi asked if reimbursement of eligible costs incurred on MITC Parcel 11 could be transferred from the current property owner to a new owner. Dr. Harless replied that the reimbursement of those costs could be assigned to a new owner through a private agreement between the parties, with approval by MITC.

E. Approval of MITC Parcel 13 Brownfield Plan, Amendment 7

Dr. Harless requested the board approve the Parcel 13 Brownfield Plan, Amendment 7, which adds the Plymouth Water Tower Parcel to the plan as an eligible property. There are no other changes from Amendment 6.

Motion by Curmi to approve the MITC Parcel 13 Brownfield Plan, Amendment 7, seconded by Cerny.

AYES: Abbo, Curmi, Cerny, Ramanujam, and Dabkowski

NAYS: None

Motion Approved

6. MITC Corridor Construction and Development Update

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

- 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. The parcel is being used as a temporary materials and equipment staging area for road construction projects along Five Mile Road and Ridge Road.
- 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. The parcel is leased short term to a DTE supplier.

- Parcel 7 – Parcel 7 is being redeveloped by Schafer Development and Toll Brothers Homes as the Coldwater Ridge residential neighborhood with approximately 100 single family, attached townhome residences.
- Parcel 8 - Schafer Development and Toll Brothers Homes have an option to purchase Parcel 8, where possible future development is hindered by wetlands.
- Parcel 9 (western 27 acres) – Construction of the new Northville Lumber Co. development is complete.
- Parcel 9 (central 15 acres) – Fifteen acres of land adjacent to the Northville Lumber Co. parcel is under development by Tesoro Group, LLC for construction of a headquarters facility for Verita Telecommunications Corp.
- Parcel 9 (remainder) - A purchase agreement for a 22-acre parcel east of the Tesoro Group parcel has been signed with SC Development, LLC.

Schafer Development is planning a 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 in the process of obtaining site plan approval for a 700,000 sq. ft. building. A proposed water system expansion as part of the MITC infrastructure improvements program is under discussion as to size and funding.
- Parcel 11 – Northville Downs at Plymouth Township acquired MITC Parcel 11, but the proposed redevelopment has been cancelled, and the parcel is for sale. A potential developer is interested in acquiring the parcel for redevelopment into a corporate park.
- 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 expanded storage space east of the building. NEL Hydrogen has expressed interest in constructing a manufacturing facility on a portion of this parcel; however, the potential development is likely several years in the future.
- Parcel 15 – Meijer Inc. is beginning site preparation for construction of a large retail/grocery store and gasoline filling station/convenience store on the northeastern portion of Parcel 15.

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

7. Other Matters

Mr. Damian Jordan, MEDC representative for Wayne County, introduced himself and some of MEDC's redevelopment support programs applicable to MITC.

8. MITC Stakeholder Comments

Ms. Barbara Rykwalder of DTE reported that construction of the Nitro Substation on Napier Road is nearing completion. All equipment is installed, and the substation is expected to be energized by the end of September 2025. She also reminded everyone to contact DTE about electrical usage needs for future MITC projects early in the siting process.

9. Public Comments

No comments were forthcoming.

10. Board Member Comments

Chair Abbo reported that MITC is in preliminary discussions with Wayne County regarding a request to the county to consider issuing bonds to fund the Phase II Five Mile Road between Ridge and Napier Roads, and Ridge Road south of Five Mile upgrades. The bonds would be repaid with TIR generated for MITC infrastructure improvement projects. The parties are commencing their due diligence.

11. Adjournment

Motion to adjourn by Curmi, seconded by Ramanujam. .

AYES: Abbo, Curmi, Cerny, Ramanujam, and Dabkowski

NAYS: None

Motion Approved

Meeting adjourned at 11:20 a.m.

Minutes approved on July 21, 2025.

James Harless, PhD
Recording Secretary