

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

DATE: Monday, July 21, 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 Ramanujam, and Member Dabkowski

ABSENT: Member Cerny (excused)

3. Approval of the Agenda

Motion by Curmi to approve the agenda, as amended to add Item 5 F. Authorize Payment of \$40,000 from MITC's Michigan Infrastructure Grant to OHM Advisors, seconded by Ramanujam.

AYES: Abbo, Curmi, Ramanujam, and Dabkowski

NAYS: None

Motion Approved

4. Approval of Meeting Minutes

Motion by Ramanujam to approve the Minutes of the April 29, 2025, Regular Meeting, seconded by Dabkowski.

AYES: Abbo, Curmi, Ramanujam, and Dabkowski

NAYS: None

5. New Business

A. 2024 Audit Results

Ms. Wendy Hillman provided a summary of the MITC fiscal year 2024 audit. Ms. Hillman reported that the audit received an unmodified opinion, which is the highest level of assurance an auditor can issue. One significant accounting change is that grant funds received before funded work is completed/paid will henceforth be recognized as revenue when received rather than when disbursed.

Motion by Curmi to receive and file the 2024 MITC Audit Results, seconded by Ramanujam.

AYES: Abbo, Curmi, Ramanujam, and Dabkowski

NAYS: None

Motion Approved

B. 2Q25 Financial Report

Ms. Hillman provided a summary of the 2nd quarter 2025 financial statements, including a review of tax increment revenue capture and reimbursements. She then provided updates for the active MITC grants with pertinent changes:

- HUD has approved the use of funds for infrastructure project soft costs.
- MITC has requested an extension of the MDOT Road Grant and the Special Legislative Road Grant until 2026 so the remaining funds can be used on the Five Mile Road/Ridge Road intersection project.

Ms. Heidi LaFever reported that the financial team held a meeting in May to review parcel-by-parcel tax increment revenue (TIR) captures and reimbursements and distributions of TIR. She also provided a summary of taxable parcel changes with resulting TIR increases and described the process for distributing captured TIR. Ms. LaFever reported that MITC had received a reimbursement request from New Northville, LLC for all eligible costs incurred for the Northville Lumber Co. development on the western portion of MITC Parcel 9. The financial team and Dr. James Harless, MITC Brownfield Consultant, reviewed the submission and identified additional information needed from the developer. The developer has not yet resubmitted a revised reimbursement request.

Motion by Curmi to receive and file the Second Quarter 2025 Financial Report, seconded by Ramanujam.

AYES: Abbo, Curmi, Ramanujam, and Dabkowski

NAYS: None

Motion Approved

C. Brownfield Plan Updates

Dr. James Harless reiterated that a reimbursement request package was received from New Northville, LLC, that it was reviewed by the MITC financial team and himself, and that additional information has been requested. He also reported that an initial reimbursement request recently was received from Toll Northeast V Corp (MITC Parcel 7), but it has not yet been reviewed.

Dr. Harless stated that he has prepared the Parcel 13 Brownfield Plan, Amendment 7 Administrative Update for approval by the MITC Board. This administrative update of the latest approved brownfield plan amendment includes descriptions of the MITC Parcel 10 redevelopment project by JD Five Mile, LLC, new tax increment revenue capture tables for parcels with taxable value and redevelopment projects for which no eligible costs have been incurred, and updates to the MITC infrastructure reimbursement table. There are no other changes from Amendment 7 and no changes that require action by the governing bodies under Act 381.

D. Approval of MITC Parcel 13 Brownfield Plan, Amendment 7 Administrative Update

Dr. Harless requested the MITC Board approve the Parcel 13 Brownfield Plan, Amendment 7 Administrative Update.

Motion by Ramanujam to approve the MITC Parcel 13 Brownfield Plan, Amendment 7 Administrative Update, seconded by Dabkowski.

AYES: Abbo, Curmi, Ramanujam, and Dabkowski

NAYS: None

Motion Approved

E. Approval of Parcel 10 Water Infrastructure Reimbursement Agreement

Mr. Steve Mann, MITC's corporate counsel, provided a summary of the Parcel 10 water infrastructure improvement project and the associated Parcel 10 Water Infrastructure Reimbursement Agreement between MITC and JD Five Mile, LLC and Plymouth Township, the two parties funding the improvements. The improvements will include extending the existing public water main to MITC Parcel 10 and installing a 500,000-gallon public water storage tank on Parcel 10. Reimbursement of the approximately \$5,000,000 cost for the infrastructure upgrade to JD Five Mile, LLC and Plymouth Township will begin as soon as New Northville, LLC and Northville Township have been reimbursed for the costs of public storm water management infrastructure and public water main improvements incurred by the respective parties to support MITC Parcel 9 redevelopment projects. No other MITC public infrastructure improvements will be reimbursed until the costs for both infrastructure improvement projects described above are fully reimbursed.

Mr. Mann requested that the MITC Board approve the reimbursement agreement in its present form, allowing for additional minor changes at the discretion of Mr. Mann to accommodate expected comments from JD Five Mile, LLC.

Motion by Curmi to approve the Parcel 10 Water Infrastructure Reimbursement Agreement in its present form, allowing for additional minor changes at the discretion of Mr. Mann, following submission of those revisions to the townships for review, seconded by Dabkowski.

AYES: Abbo, Curmi, Ramanujam, and Dabkowski

NAYS: None

Motion Approved

F. Authorize Payment in as Amount Not to Exceed \$40,000 from MITC's Michigan Infrastructure Grant to OHM Advisors

Mr. Gary Roberts requested that the MITC Board authorize payment of \$40,000 to OHM Advisors from the Michigan Infrastructure Grant for the costs of Phase 2 roadway design for extending the Five Mile Road improvements from Ridge Road to Napier Road. A discussion of the roadway planning and design project ensued.

Motion by Ramanujam to authorize payment in an amount not to exceed \$40,000 from the Michigan Infrastructure Grant to OHM Advisors, seconded by Dabkowski.

AYES: Abbo, Curmi, Ramanujam, and Dabkowski

NAYS: None

Motion Approved

6. MITC Corridor Construction and Development Update

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

- Roadway Improvements Update - George Tsakoff of OHM Advisers reported that the improvements of Five Mile Road from Beck Road to Ridge Road are substantially complete. The Five Mile Road from Beck Road intersection improvement project, funded by a Carbon Reduction Grant is scheduled to start in late summer or early fall. The project will be overseen by Wayne County's consultant, Spaulding DeDecker.
- 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 potentially interested party.
- 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 are moving forward with a purchase agreement for Parcel 8, where future expansion of Coldwater Ridge is planned.
- 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 - A purchase agreement for a 22-acre parcel east of the Tesoro Group parcel has been signed with SC Development, LLC.

Schafer 5 Mile LLC is planning development of multiple, small commercial buildings on approximately 6 acres lying between the SC Development parcel and the master detention pond. 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 August 2025. 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.
- 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

Vice Chair Curmi and others discussed a possible sanitary sewer upgrade on Ridge Road, south of Five Mile Road.

8. MITC Stakeholder Comments

Mr. Paul Robertson of DTE reported that work on the \$120-\$130 million Nitro Substation is on schedule to be completed near the beginning of the 4th quarter of 2025.

9. Public Comments

No comments were forthcoming.

10. Board Member Comments

No comments were forthcoming.

11. Adjournment

Having completed the agenda, the meeting was adjourned at 10:06 a.m. by Chair Abbo.

Minutes approved on October 20, 2025.

James Harless, PhD
Recording Secretary