

**MINUTES
REGULAR MEETING
MICHIGAN INTERNATIONAL TECHNOLOGY CENTER
REDEVELOPMENT AUTHORITY BOARD**

DATE: Monday, April 15, 2024
TIME: 9:00 a.m.
PLACE: Plymouth Township Hall

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, Member Cerny,
and Member Ramanujam

ABSENT: None

3. Approval of the Agenda

Motion by Heitman to approve the Agenda, seconded by Cerny.

AYES: Heise, Abbo, Heitman, Cerny, and Ramanujam

NAYS: None

Motion Approved

4. Approval of Meeting Minutes

Motion by Abbo to approve the Minutes of the January 16, 2024, Regular Meeting,
and the March 11, 2024, Special Meeting, seconded by Heitman.

AYES: Heise, Abbo, Heitman, Cerny, and Ramanujam

NAYS: None

5. New Business

**a. Approval of the OHM Construction Administration Contract for Five
Mile/Ridge Road Improvements, Phase I**

Mr. Gary Roberts provided a summary of the status and costs for the Five Mile Road improvement project and requested approval of a contract with OHM Advisors to provide construction phase administration services for reconstruction of Five Mile Road west of Ridge Road to west of Beck Road and Ridge Road north of Five Mile Road to the bridge over Johnson Creek.

Motion by Abbo to approve the OHM Construction Administration Contract for the Five Mile/Ridge Road Improvements, Phase I construction, seconded by Ramanujan.

AYES: Heise, Abbo, Heitman, Cerny, and Ramanujam

NAYS: None

Motion Approved

b. Approval of Revised MITC Policies and Procedures

Dr. James Harless provided a brief background of the MITC Policies and Procedures and requested approval of the revised document. Mr. Ramanujan requested additional explanation of the policy for accounting soft costs, which was provided by Dr. Harless.

Motion by Abbo to approve the MITC Policies and Procedures, Revision 1, seconded by Heitman.

AYES: Heise, Abbo, Heitman, Cerny, and Ramanujam

NAYS: None

Motion Approved

c. First Quarter 2024 Financial Report

Ms. Wendy Hillman reported that the 2023 financial audit was complete with no issues; the audit report will be released soon. Ms. Hillman also provided summaries of the MITC first quarter 2024 financial report and current grants. MITC ended the 2023 fiscal year with a fund balance of approximately \$227,000 and ended the first quarter of 2024 with a fund balance of approximately \$259,000. Staff is working on allocation of those funds.

Motion by Abbo to receive and file the First Quarter 2024 Financial Report, seconded by Heitman.

AYES: Heise, Abbo, Heitman, Cerny, and Ramanujam

NAYS: None

Motion Approved

d. Receive and File Fonson Company, Inc. Phase I Roadwork Contract

Motion by Abbo to receive and file Fonson Company, Inc. Phase I Roadwork Contract, seconded by Cerny.

AYES: Heise, Abbo, Heitman, Cerny, and Ramanujam

NAYS: None

Motion Approved

6. Brownfield Updates

Dr. James Harless reported that the Act 381 Work Plan for New Northville project on MITC Parcel 9 is on the April 16, 2024, MSF meeting agenda for approval. Draft Act 381 Work Plans for the Meijer Inc. project on MITC Parcel 15 have been submitted to EGLE and MSF. Initial comments have been received from EGLE. No Brownfield Plan information has been received from other prospective project developers.

7. MITC Corridor Development Update

a. Update on MITC Parcel Development

Mr. 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 may be used as a temporary materials staging area for reconstruction of 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 – Negotiations are underway with an engineering firm to build an approximately 25,000 square-foot office building.
- Parcel 6 – No redevelopment activity reported.
- Parcel 7 – Parcel 7 is to be redeveloped by Schafer Development and Toll Brothers Homes with approximately 100 single family, attached townhome residences. The developer is in the permitting process.
- 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 nearing completion.
- Parcel 9 (remainder) – Fifteen acres of land adjacent to the Northville Lumber Co. parcel is under contract for sale to Veritá Communications Corp. A

purchase agreement for a 22-acre parcel east of the Veritá parcel is pending with an out-of-state developer, Scannell. Schafer Development is planning a flex commercial building development on the eastern-most, approximately 6 acres of Parcel 9, but progress is hindered by the presences of spoils excavated from the adjoining storm water detention basin.

- Parcel 10 – Jones Development has acquired the parcel and is in the process of planning for redevelopment, but the project has been paused for economic reasons.
- Parcel 11 – Northville Downs at Plymouth Township acquired MITC Parcel 11, but the proposed redevelopment has been cancelled, and the parcel is for sale. It is being marketed both as a single property and as individual lots.
- 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. Nel Hydrogen has expressed interest in constructing a manufacturing facility on a portion of this parcel. This will be a \$400 million dollar, 500,000 square-foot, electrolysis equipment manufacturing facility supporting the green hydrogen industry. Employment is expected to be approximately 500.
- Parcel 15 – Meijer Inc. is redeveloping the northeastern portion of Parcel 15 with a large retail/grocery store and gasoline filling station/convenience store. Other portions of the parcel are receiving interest from potential developers.

b. Update on DTE Substation Project

Ms. Barbara Rykwalter provided updates on the two components of the project.

Phase I: Napier Road – DTE has received an erosion control permit from Wayne County, an EGLE wetlands permit, site plan approval from Northville Twp., and Napier Road easement from Northville Lumber. DTE still needs a restoration permit for Napier and Five Mile Roads. Groundbreaking is scheduled for the third quarter of 2024, with commissioning expected in the third quarter of 2025.

Phase II: Five Mile Road - DTE has received an erosion control permit from Wayne County, an EGLE wetlands permit, and signed purchase agreement for City of Detroit parcel. DTE is working on obtaining a Wayne County ROW permit. Groundbreaking is scheduled for the second quarter of 2025, with commissioning expected in the second quarter of 2026.

8. Other Business

Chair Heise reported he met with the Wayne County CEO to request funding for the remainder of the Five Mile Road improvements, since the road is a county road.

9. MITC Stakeholder Comments

No comments were forthcoming.

10. Public Comments

No comments were forthcoming.

11. Board Member Comments

Member Cerny introduced Mr. Rob Leadley, the Chief Workforce Economic Development Officer for Schoolcraft College.

12. Adjournment

Motion to adjourn by Abbo, second by Heitman.

AYES: Heise, Abbo, Heitman, Cerny, and Ramanujam

NAYS: None

Motion Approved

Meeting adjourned at 9:30 a.m.

Minutes approved on July 15, 2024.



James Harless, PhD, CHMM
Recording Secretary