

**MINUTES
REGULAR MEETING
MICHIGAN INTERNATIONAL TECHNOLOGY CENTER
REDEVELOPMENT AUTHORITY (MITC) BOARD**

DATE: Monday, January 13, 2025
TIME: 9:00 a.m.
PLACE: Northville Township Hall

1. Call to Order

Chair Abbo called the meeting to order at 9:02 a.m.

2. Roll Call

PRESENT: Chair Abbo, Vice Chair Curmi, and Member Heise

ABSENT: Member Cerny (Excused) and Member Ramanujam (Excused)

3. Approval of the Agenda

Motion by Heise to approve the Agenda, seconded by Curmi.

AYES: Abbo, Curmi, and Heise

NAYS: None

Motion Approved

4. Approval of Meeting Minutes

Motion by Heise to approve the Minutes of the October 21, 2024, Regular Meeting, seconded by Curmi

AYES: Abbo, Curmi, and Heise

NAYS: None

Motion Approved

5. New Business

A. Receive and File Fourth Quarter Financial Report

Ms. Wendy Hillman provided a summary of the unaudited MITC fourth quarter 2024 financial report, including captured tax increment revenues and investment income. She also provided summaries of grant spending and an updated table of MITC grants.

Motion by Heise to receive and file the Fourth Quarter 2024 Financial Report, seconded by Curmi .

AYES: Abbo, Curmi, and Heise

NAYS: None

Motion Approved

B. Authorize Contract for Lowering Water Main Using Michigan Infrastructure Grant Funds

Mr. Bob Belair stated that the water main providing service to MITC Parcels 7, 8 and 9 needs to be lowered to accommodate the storm water management system for the Coldwater Ridge redevelopment project on MITC Parcel 7. Mr. Belair requested approval of the project, to be funded with money from MITC’s Michigan Infrastructure Grant.

Motion by Heise to Authorize a Contract for Lowering the Water Main Using Michigan Infrastructure Grant Funds, seconded by Curmi

AYES: Abbo, Curmi, and Heise

NAYS: None

Motion Approved

C. Five Mile Rd. and Ridge Road Intersection Update

Mr. Mark Loch of OHM Advisors provided a summary of progress on the Five Mile Road upgrade project and the traffic light project at the intersection of Five Mile Road and Ridge Road. The road upgrade project is mostly complete, with some additional restoration work to be performed in the spring of 2025. The traffic light project is to be funded by MITC’s Carbon Reduction Grant and is projected to start in May 2025.

Mr. Gary Roberts suggested using residual funds in the MEDC Special Legislative Grant to continue the Five Mile Road pavement improvements as far west of Ridge Road as possible, considering the grade issues associated with the railroad crossing.

D. Discuss Open Meetings Act and Posting of Minutes

Mr. Steve Mann provided a review of Michigan’s Open Meeting Act requirements for meeting minutes availability. Proposed (draft) meeting minutes should be available for inspection within eight days after a meeting, and approved meeting minutes should be available within five days after approval. After board member discussion, it was decided to post proposed and approved minutes on the MITC website within the required timeframes, with a disclaimer on the proposed minutes that approval will occur at the next MITC meeting.

Motion by Curmi to Post Proposed and Approved MITC Meeting Minutes, with Appropriate Disclaimers, on the MITC Website within the Times Specified in the Open Meetings Act, seconded by Heise.

AYES: Abbo, Curmi, and Heise

NAYS: None

Motion Approved

6. Brownfield Updates

Dr. James Harless reported that there has been no change in brownfield program status of the existing and proposed projects since the October meeting.

7. MITC Corridor Construction and Development Update

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 or lease 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 – The proposed Red Guard project has been cancelled due to higher than acceptable construction costs.
- Parcel 6 – No redevelopment activity reported. The parcel is leased short term to a DTE supplier.
- Parcel 7 – The Coldwater Ridge residential neighborhood, with approximately 100 single family, attached townhome residences, is under construction.
- 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, and the lumberyard is open for business.
- Parcel 9 (central 15 acres) – Fifteen acres of land adjacent to the Northville Lumber Co. parcel has been sold to Tesoro Group, LLC for the development of a headquarters facility for Verita Telecommunications Corp.

- Parcel 9 (central 22 acres) - A purchase agreement for a 22-acre parcel east of the Tesoro parcel is pending with an out-of-state developer, Scannell. Development is awaiting an end user.
- Parcel 9 (eastern 6 acres) - Schafer Development is under contract to acquire approximately 6 acres of the eastern-most portion of Parcel 9, between the Scannell parcel and the storm water detention basin in the easternmost corner of Parcel 9, and is planning a flex commercial building development.
- Parcel 10 – Jones Development has acquired the parcel and is working with Plymouth Township on site plan approval for a 750,000 square-foot warehouse/distribution facility and financing of potable water infrastructure.
- 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. The developer is proposing to construct another large warehouse/distribution building and paved outdoor storage areas on the property.

NEL Hydrogen has expressed interest in constructing a manufacturing facility for hydrogen electrolysis equipment on a portion of this parcel. However, manufacturing feasibility is currently being evaluated in Connecticut, delaying any development on MITC Parcel 14 for at least 2-3 years.

- Parcel 15 – Meijer Inc. has acquired and is redeveloping the northeastern portion of Parcel 15 with a large retail/grocery store and combined gasoline filling station/convenience store. Several parties have expressed interest in commercial and light manufacturing redevelopment projects for other portions of the parcel.

8. Other Matters

Chair Abbo announced that Scott Frush, the Northville Township Deputy Treasurer, had suddenly passed away recently, and he provided information about upcoming funeral arrangements.

9. MITC Stakeholder Comments

No comments were forthcoming.

10. Public Comments

No comments were forthcoming.

11. Board Member Comments

No comments were forthcoming.

12. Adjournment

Motion to adjourn by Heise, seconded by Curmi.

AYES: Abbo, Curmi, and Heise

NAYS: None

Motion Approved

Meeting adjourned at 9:56 a.m.

Minutes approved on April 21, 2024.

James Harless, PhD, CHMM
Recording Secretary