

**MEETING MINUTES  
BROWNFIELD REDEVELOPMENT CORPORATION  
MARCH 29, 2022  
CITY OF FARMINGTON HILLS  
COMMUNITY ROOM  
31555 W ELEVEN MILE ROAD  
FARMINGTON HILLS, MICHIGAN**

**CALLED TO ORDER BY CHAIRMAN KURT BRAUER AT 3:04 P.M.**

**MEMBERS PRESENT:** BRAUER, MEKJIAN, CURRAN, BRICKNER, SKROBOLA, BOLEWARE, WILKINSON

**ALSO PRESENT:** Joseph Valentine, Assistant City Manager, Cristia Brockway, Economic Development Director, Karen Mondora, Department of Public Services Director

**EXCUSED:** Ed Gardiner

**APPROVAL OF AGENDA**

Motion by Brickner, supported by Curran to approve the agenda as submitted.  
Unanimously approved.

**APPROVAL OF MINUTES**

Motion by Brickner, supported by Wilkinson to approve the minutes of October 15, 2021 as submitted.  
Ayes: Mekjian, Curran, Brickner, Skrobola, Boleware, Wilkinson  
Abstained: Brauer

**APPROVAL OF THE BROWNFIELD REDEVELOPMENT AUTHORITY BUDGET**

Motion by Brickner, supported by Boleware to approve the budget as submitted.  
Unanimously carried.

Discussion was held regarding the location of possible line items, Mr. Skrobola noted that anticipated dollars and reimbursement funds do not get rolled back into the budget/revenue document lines.

Boleware, Brickner, and Skrobola listed the city brownfield district location overall and the project locations being EZ Storage and Tim Hortons on Orchard Lake, and Rose Senior Living on 11 Mile Road expected to begin capture for 2022.

**APPROVAL OF POND IRRIGATION PIPE REPLACEMENT AT THE FARMINGTON HILLS GOLF COURSE**

Motion by Brickner, supported by Wilkinson subject to approve whether the board must amend the golf course brownfield plan.

Unanimously approved.

Skrobola described the need for the project to maintain the tax increment capture of the golf course. Expenses would need to continue for the brownfield project related to the maintenance of the property. To benefit the initial project, the City must continue to capture dollars from the property to use throughout the entire district.

Karen Mondora, Department of Public Services Director explained that the project would be to replace a clay crock-style pipe under the pond that has been heavily damaged throughout the years.

Brauer, Mekjian, and Skrobola discussed the capture period for the project beyond 2029, the originally approved costs/expenses, and eligible activities for the site. It was determined that staff must investigate whether the original brownfield plan for the golf course needs to be amended.

**APPROVAL OF LANDFILL GAS MONITORING AND FOLLOW UP ACTIVITIES AT THE FARMINGTON HILLS GOLF COURSE**

Motion by Curran, supported by Brickner subject to approve whether the board must amend the golf course brownfield plan.

Unanimously approved.

Director Mondora described that the Department of Public Services has been monitoring the landfill gas levels and recording their levels for safe keeping. Methane levels are normal, but continuous monitoring will allow the department to respond appropriately if the levels were otherwise.

**BOARD MEMBER COMMENTS**

Curran discussed a State of Michigan bill that was passed which allows the Transformational Brownfield Plan to extend project end dates and increasing the money amounts available.

Brauer explained that the Transformational Brownfield Plan is different by allowing the capture of property taxes and income tax for large projects.

Mekjian noted that some sites in the city could benefit with the brownfield economic development tool for the commercially obsolete.

**PUBLIC COMMENTS**

None.

**ADJOURNMENT**

Motion by Brickner, supported by Wilkinson to adjourn the meeting at 4:03 p.m.  
Unanimously approved.

*Minutes Drafted by Cristia Brockway, Economic Development Director*